

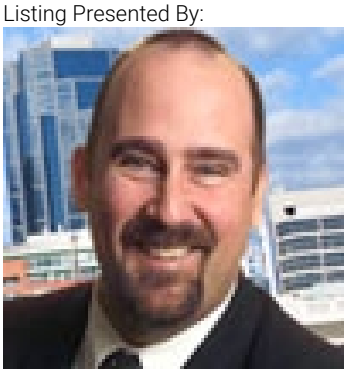
# 2019 21 Avenue Calgary Alberta

$1,099,900

Nearly new and move-in ready, this 2025-built semi-detached home offers approximately 2,870 sq ft of finished living space, a 2-bedroom LEGAL basement suite and a location just steps from the Banff Trail LRT station. Since completion, the sellers have added central air conditioning, a steam shower and window coverings throughout. The bright, open main floor features a front office off the entry, a stunning kitchen with quartz countertops, gas cooktop, wall ovens, pantry and an oversized island, a dining area with room for a full table, and a living room anchored by an electric fireplace and custom built-ins. A mudroom and powder room complete the level. Upstairs, the primary retreat offers vaulted ceilings, a walk-in closet and a spa-inspired 5-piece ensuite with freestanding soaker tub and double vanity. Two more bedrooms, a 4-piece main bath and a full laundry room with sink round out the upper floor. The legal basement suite has its own private side entrance, full kitchen, living area, two bedrooms, 4-piece bath and separate laundry, making it an excellent mortgage helper or a comfortable space for extended family. Outside, enjoy a fenced, south-facing backyard with a deck and a double detached garage. Minutes to the University of Calgary, SAIT, Foothills Medical Centre, McMahon Stadium and downtown, this is inner-city living with built-in income potential. (id:6769)

Recreational, Games room 15.25 Ft x 9.67 Ft
Kitchen 15.08 Ft x 11.50 Ft
Bedroom 13.08 Ft x 10.92 Ft
Bedroom 12.83 Ft x 10.25 Ft
4pc Bathroom 5.58 Ft x 10.00 Ft
Furnace 5.75 Ft x 10.25 Ft
Living room 14.17 Ft x 15.50 Ft
2pc Bathroom 5.58 Ft x 5.25 Ft
Kitchen 15.67 Ft x 20.25 Ft
Office 5.67 Ft x 5.42 Ft
Dining room 14.08 Ft x 9.92 Ft
Primary Bedroom 13.08 Ft x 17.92 Ft
5pc Bathroom 9.42 Ft x 15.83 Ft
Other 8.33 Ft x 6.92 Ft
Bedroom 11.58 Ft x 11.17 Ft
Bedroom 10.00 Ft x 12.17 Ft
4pc Bathroom 9.33 Ft x 5.00 Ft
Laundry room 8.33 Ft x 6.08 Ft

Listing Presented By:



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