

# \$1,175,999 - 1917 21 Avenue Nw, Calgary

MLS® #A2173533

**\$1,175,999**

5 Bedroom, 4.00 Bathroom, 1,939 sqft  
Residential on 0.01 Acres

Banff Trail, Calgary, Alberta

Welcome to this stunning residence effortlessly combining modern architecture and thoughtful design in the heart of Banff Trail, built by the award-winning ACE HOMES. The home boasts desirable SOUTH REAR EXPOSURE complemented by large windows inviting warmth and light into every corner. Over 2600 SQFT of developed space, provide ample comfort and functionality. This home comes equipped with a 2 BEDROOM LEGAL SUITE, with side entrance & laundry facilities there is great potential as a mortgage helper. The main level unfolds with a generous sized dining room complimented by ample lighting from oversized windows. The kitchen is uniquely placed at the centre of the home with stainless steel appliances and high rise custom cabinets, bar seating & expansive built-in pantry. The addition of a MAIN FLOOR OFFICE enhances productivity & organization. Adding to the convenience of the main floor is a half bathroom & mudroom, with custom built-in storage and bench. Upstairs the expansive primary suite welcomes you with sky high VAULTED CEILING creating the ultimate luxurious retreat. The primary suite includes walk-in closet and outstanding 5-piece ensuite complete with free standing soaker tub and walk-in rain shower. Two secondary bedrooms include tray ceiling detailing adding a lux touch. Laundry room with sink and & a linen closet enhance practicality and storage on this level. The legal basement suite makes an impression with



1917 21 Avenue NW (Unit 1)



MAIN FLOOR TOTAL 920.5 Sq Ft 1938.83 Sq Ft

vinyl plank flooring, modern kitchen design & quartz countertops. Separate laundry, 4-piece modern bathroom, and two bedrooms create a comfortable and stylish living space. Banff Trail offers an ideal blend of convenience, recreation, and investment potential. Just minutes from the University of Calgary and steps from the Banff Trail LRT station, this neighbourhood ensures easy commutes and is a great location. Nearby green spaces like Confederation Park and Canmore Park for leisurely walks and outdoor fun, plus McMahon Stadium and Foothills Athletic Park for sports enthusiasts. Banff Trail suits both families and investors seeking a vibrant, community-focused area with excellent amenities. Don't miss the opportunity to make this gorgeous, unique & spacious property your home. Schedule a viewing today!

Built in 2024

### Essential Information

MLS® #	A2173533
Price	\$1,175,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,939
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### Community Information

Address	1917 21 Avenue Nw
Subdivision	Banff Trail

City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M1M7

1917 21 Avenue NW (Unit 1)

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Garage  
# of Garages 2

### Interior

Interior Features Kitchen Island, Separate Entry, Walk-In  
Closet Organizers, Double  
Pantry, Quartz Counters, Walk-In  
Ceiling(s), Wired for Data, Wi-Fi

Appliances Dishwasher, Range Hood,  
Microwave, Range

Heating Forced Air, Natural Gas, Fireplace

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features BBQ gas line, Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Cement Fiber Board, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed October 16th, 2024

Days on Market 147

Zoning RC-G

### Listing Details

Listing Office RE/MAX House of Real Estate



TOP FLOOR  
TOTAL

1008.33 Sq Ft  
1938.33 Sq Ft

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