

\$870,000 - 1205 21 Avenue Nw, Calgary

MLS® #A2247553

\$870,000

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to your dream home in the heart of Capitol Hill—where executive design meets everyday comfort. This beautifully crafted attached infill offers a thoughtfully designed layout, sun-drenched south-facing backyard, and an unbeatable location just minutes from downtown. Step inside to an inviting open-concept main floor with stunning details like coffered ceilings, designer finishes, and incredible built-in storage throughout. The central kitchen is a chef's delight, featuring sleek stainless steel appliances, a gas stove, stone countertops, and full-height cabinetry. It seamlessly connects to the cozy family room with custom built-ins and a gas fireplace—perfect for relaxed evenings—and a spacious dining area ideal for entertaining. A formal front living room offers a quiet retreat, while the rear mudroom boasts built-in lockers and a convenient half bath—designed with busy lifestyles in mind. Outside, the low-maintenance south backyard is your private urban oasis, complete with premium SYNLawn and a sunny patio for BBQs or morning coffee. Upstairs, escape to your luxurious primary suite with a two-sided gas fireplace, a smartly organized walk-in closet, and a spa-like ensuite featuring dual vanities, a steam shower, soaker tub, and heated floors. Two additional bedrooms, a 4-piece bath, and a generous laundry room round out the upper level. The fully finished basement is made for entertaining, with a built-in media unit, wet bar, and projector wiring. A large



guest bedroom with a walk-in closet and full bathroom completes the space, perfect for visitors or teens. Additional features include air conditioning, in-floor basement heat, a double detached garage, and proximity to schools, parks, transit, and trendy inner-city amenities. This home truly has it all! Don't miss your chance to live in one of Calgary's most desirable neighbourhoods, call your favourite realtor today to book a showing before it's gone!

Built in 2013

Essential Information

MLS® #	A2247553
Price	\$870,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1205 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Wet Bar, Wired for Sound, Beamed Ceilings, Bidet, Crown Molding

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Satellite TV Dish

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Decorative, Double Sided, Master Bedroom

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 11th, 2025

Days on Market 8

Zoning R-CG

Listing Details

Listing Office eXp Realty

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