

\$499,900 - 2, 1431 21 Avenue Nw, Calgary

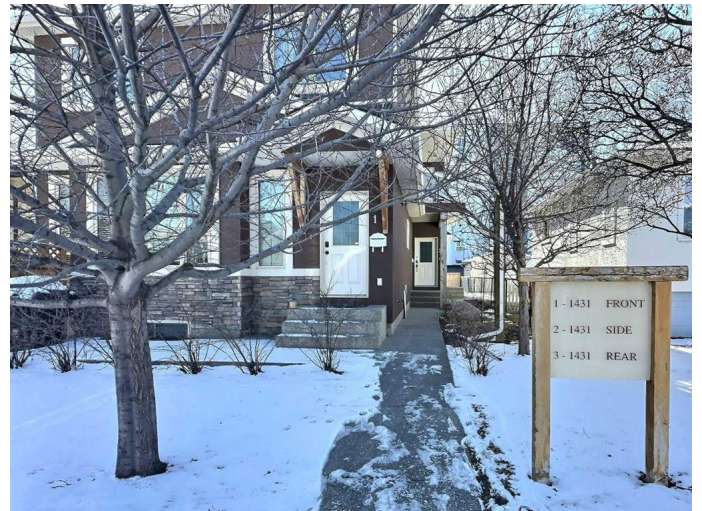
MLS® #A2201584

\$499,900

2 Bedroom, 3.00 Bathroom, 1,202 sqft
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Price Improvement!! Welcome to this bright and beautiful middle unit featuring 2 bedrooms, 2.5-bathrooms in the highly sought-after Capitol Hill neighborhood. With over 1,200 sq. ft. of well-designed living space, this property offers exceptional comfort and style. Both master bedrooms feature their own 4-piece ensuite bathrooms and large closets, making it ideal for privacy and convenience. One of the bedrooms features a beautiful private deck, perfect for enjoying your morning coffee. The main floor is graced with stunning real maple hardwood floors and a cozy rock-faced gas fireplace that adds warmth and charm. 9-foot ceilings throughout the main level provide an open, airy atmosphere. The kitchen is a dream with ample storage, a full pantry, a large island, stainless steel appliances, and beautiful granite countertops, along with a generous sized dining area. Outside, you can have a BBQ off your front porch, and you will also find a detached garage offering a single titled parking space, perfect for those cold winter months. There is additional street parking available for guests. The full basement, though unfinished, is full of potential, with a large window providing natural light and the possibility for future development. Located just steps away from Confederation Park, the golf course and surrounded by lush green spaces, this home is located walking distance to North Hill Mall, lots of local shops, restaurants and groceries. A short walk to SAIT, and close proximity to the U of C,



McMahon Stadium, the Foothills Hospital and downtown Calgary, making this property an amazing investment. Don't miss the opportunity to make this wonderful home yours. Schedule a viewing today!

Built in 2009

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2201584 |
| Price | \$499,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,202 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2, 1431 21 Avenue Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 1L7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Skylight(s) |
|-------------------|---|

| | |
|-----------------|---|
| Appliances | Dishwasher, Dryer, Electric S Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, S |
| Has Basement | Yes |
| Basement | Full, Unfinished |



Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Balcony |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 31 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.