$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. Donâ€™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, St
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	50
Zoning	M-C1

Listing Details

Listing Office	Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.