

# \$515,000 - 2, 1431 21 Avenue Nw, Calgary

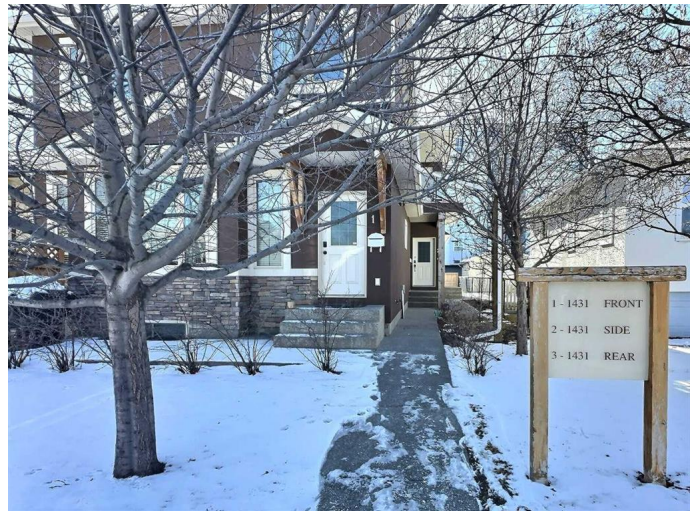
MLS® #A2201584

**\$515,000**

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

Capitol Hill, Calgary, Alberta

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	\$515,000
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)
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Appliances Dishwasher, Dryer, Electric  
 Window Coverings, Garburator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stove

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 28

Zoning M-C1

**Listing Details**

Listing Office Real Estate Professionals Inc.

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