



**GRASSROOTS**

REALTY GROUP

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**3, 1611 21 Avenue SW  
Calgary, Alberta**

**MLS # A2278115**



**\$674,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** N/A

Beautiful Executive, Fully finished 3 bedroom/3 bath Townhome offering an elegant & updated living experience in a PRIME, UNIQUE AND UNBEATABLE INNER-CITY LOCATION, FRONTING DIRECTLY ONTO BUCKMASTER PARK! in the desirable community of Bankview! Here you are welcomed by a ground-floor entrance, with dual entry to the Double Attached Garage. A convenient Powder Room & a Bedroom which is currently being used as a media room. Its spaciousness offers versatile possibilities as an office, library, study, or guest room. The Second Level features an open-concept layout with natural light flooding throughout. Great view of the Park & City from every window! It boasts a large living room with a cozy fireplace & a separate dining room, which seamlessly flows into a very bright, & beautiful kitchen. The Huge kitchen is equipped with NEW QUARTZ COUNTERTOPS, NEW BACKSPLASH, NEW REFRIGERATOR, NEW MICROWAVE, NEW KITCHEN SINK & FAUCET. Enjoy here the convenience of Main Floor Laundry together with a breakfast nook leading to a good-sized private balcony/Deck with partial city view.BBQ GAS LINE. The Entire floor features Exquisite CROWN MOULDING & BUILT-INS plus NEW HARDWOOD FLOORING, extending from the Main Entry Level all the way to the upper levels excluding the bedrooms. Moving upstairs, you'll find a very large & bright level with abundant windows, ensuring plenty of natural light.The upper floor consists of a Large Primary Bedroom that accommodates a King size bed, Walk-in-Closet & your own private 4 piece ensuite plus a 2nd large bedroom with an additional three-piece bathroom.This second bedroom also features a Juliette balcony overlooking the Park for endless hours of tranquility & beauty. FEB 2026!! MOST RECENT UPGRADE!! THE ENTIRE UPPER LEVEL

CARPETING REPLACED WITH NEW LUXURY HIGH END 60oz CARPETING (See New photos). This modern recently painted 1855sqft residence has been meticulously renovated with contemporary finishes. Other Updates in recent years include NEWER ROOF(2016), HOT WATER TANK (2019), WATER LINES (2021), NEW HARDWOOD FLOORING(2024), NEW TOILET(Sept 2025), & ALL THE AFOREMENTIONED KITCHEN UPGRADES WHICH WERE ALL DONE IN SEPT 2025. Beautiful Home with FLAT CEILINGS throughout, also comes with the luxury of a RARE, DOUBLE ATTACHED GARAGE!. Great modern home for those seeking a balance of urban convenience, and scenic parkside living. LOCATION is paramount here fronting Buckmaster Park & NOT another street or into other buildings! Prime inner-city location, minutes to downtown, close walking distance to shops & restaurants along 17th Ave SW & Marda Loop. This immaculate townhome offers the perfect blend of Privacy, Comfort, Convenience, & Tranquility. Great value for a beautiful home in a unique location that you will be proud to call home. Priceless advantage of facing Buckmaster Park at your doorstep, truly enhances the living experience. Come view this beautiful townhouse in a Well Managed complex . Check out the Virtual Tour. You will not be disappointed!