



GRASSROOTS
REALTY GROUP

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1634 21 Avenue NW
Calgary, Alberta

MLS # A2314641



\$1,099,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,938 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Wet Bar		

Inclusions: N/A

Welcome to this stunning brand-new duplex in the highly sought-after community of Capitol Hill! Thoughtfully designed with modern elegance and functional living in mind, this home offers exceptional finishings and a prime inner-city location. The main floor features impressive 10-foot ceilings and a bright, south-facing entrance that fills the home with natural light. The well-appointed dining area flows seamlessly into a sleek, contemporary kitchen complete with a stylish coffee bar and premium finishes. A dedicated office/flex space provides the perfect setup for working from home. The inviting living room is anchored by a gas fireplace and large patio doors that lead to a spacious rear deck, fully fenced backyard, and double detached garage – ideal for entertaining and everyday convenience. Upstairs, you’ll find three generously sized bedrooms, a bonus room, convenient upper-floor laundry, and two full bathrooms. The primary retreat offers a walk-in closet and a luxurious ensuite featuring dual vanities, heated floors, and rough-in for a steam shower. The fully finished basement expands your living space with two additional bedrooms, a full bathroom, and a wet bar – perfect for guests, extended family, or added entertainment space. Located just minutes from Confederation Park, SAIT, the University of Calgary, downtown, and numerous amenities, this home offers the perfect balance of lifestyle and location. A rare opportunity to own a beautifully crafted new home in one of Calgary’s most desirable inner-city communities! Please note: The photos are from a different project.