



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2420 21 Street NW
Calgary, Alberta

MLS # A2322619



\$1,149,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,933 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME TO THIS EXCEPTIONAL BRAND-NEW LUXURY HALF DUPLEX IN THE HEART OF BANFF TRAIL, THOUGHTFULLY CRAFTED BY GLINT HOMES. Offering the perfect blend of sophisticated design, functional living, and income potential, this stunning home is truly the complete package. Upon entry, The main floor features a bright open-concept layout designed for modern living, you're welcomed by a spacious foyer with a convenient closet and ample room for coats and shoes. The elegant dining area sets the tone for the home and seamlessly connects to the gourmet kitchen, showcasing premium stainless steel appliances, a pot filler, abundant cabinetry, and designer finishes, complemented by a dedicated office/den -ideal for working from home or as a flexible multi-purpose space. At the rear of the home, the sun-filled living room offers a cozy gas fireplace and large patio doors that flood the space with natural light while providing access to the backyard. A functional mudroom with built-in cabinetry and a conveniently located powder room complete the main floor. Upstairs, you'll find 3 spacious bedrooms, 2 full bathrooms, and a dedicated laundry area for ultimate convenience. The luxurious primary retreat is designed to impress, featuring his-and-her closets and a spa-inspired 5-piece ensuite complete with heated floors, dual vanity, freestanding tub, private water closet, and rough-in for a steam shower. Two additional generously sized bedrooms are thoughtfully positioned at the rear of the home and share a beautifully finished common bathroom. The fully finished basement adds incredible value with a legal 2-bedroom basement suite, complete with a full bathroom, separate laundry, and private living space -perfect for rental income, multi-generational living, or guests. Additional highlights include a double detached

garage and quality craftsmanship throughout. Located in one of Calgary's most desirable inner-city communities, this unbeatable Banff Trail location places you close to top-rated schools, parks, the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, golf courses, shopping, transit, and countless amenities. This is a rare opportunity to own a luxury home in an exceptional location.