



GRASSROOTS
REALTY GROUP

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2017 21 Avenue NW
Calgary, Alberta

MLS # A2340194



\$879,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,875 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Ideally situated on a quiet street in the desirable community of Banff Trail, this well-appointed attached inner-city infill offers a functional layout, quality finishes, and exceptional access to amenities. The home is conveniently located steps from Banff Trail Park and Branton School, with easy access to the CTrain, University of Calgary, SAIT, North Hill Centre, Confederation Park & Golf Course, Foothills Medical Centre, Alberta Children's Hospital, and downtown Calgary. The inviting stone exterior and welcoming front entry lead into a thoughtfully designed main floor featuring 9-foot ceilings and maple hardwood flooring. A spacious den/office near the entrance provides an ideal work-from-home space. The formal dining room flows seamlessly into the well-equipped kitchen, featuring maple cabinetry, granite countertops, a large centre island, pantry, gas range, and stainless-steel appliances. The bright living room is highlighted by large windows and a corner gas fireplace, creating a comfortable setting for both everyday living and entertaining. A generously sized mudroom provides additional storage and direct access to the sunny south-facing backyard and deck. The insulated and drywalled double detached garage offers secure parking and additional storage. The upper level features three bedrooms, a convenient laundry room, and a full main bathroom. The primary bedroom offers a walk-in closet, vaulted ceiling, and a five-piece ensuite with skylight, providing a comfortable and private retreat. The fully developed basement adds valuable living space with in-floor heating, a fourth bedroom, three-piece bathroom, spacious family room, and additional storage. A well-maintained inner-city home offering a combination of thoughtful design, functional living space, and a highly convenient Banff Trail location.

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