



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1515 21 Avenue SW
Calgary, Alberta

MLS # A2346849



\$700,000

Division:	Bankview		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,906 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 250
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: Portable A/C in the Master Bedroom, Emco Acryline Spa Bath Jacuzzi with Chromotherapy and Massage Jets

Open House - Sunday, October 4, 2-4PM *** UNOBSTRUCTED CITY VIEWS. ATTACHED GARAGE. THREE FIREPLACES. MULTIPLE OUTDOOR SPACES. ONLY \$250/MONTH IN CONDO FEES. Some townhomes are simply a place to live. This one was designed around the way you want to experience the inner city. Set in BANKVIEW, just steps from 17th Avenue SW, this EXECUTIVE 3 STOREY TOWNHOME offers over 1,900 sq. ft. of living space, an ATTACHED DOUBLE GARAGE, and a layout with something special on every level. The main floor features SOARING ceilings, EXPANSIVE windows, TWO gas FIREPLACES, a spacious kitchen with GRANITE COUNTERTOPS and large dining area designed for entertaining. The 2nd level offers two LARGE BEDROOMS and a FULL-SIZE beautifully finished bathroom with GRANITE COUNTERTOPS, convenient in bathroom LAUNDRY and a large TILED walk-in shower with RAIN SHOWERHEAD, handheld shower, built in bench and glass enclosure. The entire third floor is a PRIVATE PRIMARY RETREAT with VAULTED CEILINGS, PANORAMIC WINDOWS that flood the space with NATURAL LIGHT, a FIREPLACE, WALK IN CLOSET and spa inspired ensuite featuring a JETTED SPA TUB with CHROMOTHERAPY and MASSAGE JETS, plus a SEPARATE SHOWER. TWO PRIVATE DURA DECKS, RECOATED IN SEPTEMBER 2026, offer UNBELIEVABLE CITY SKYLINE VIEWS. The FINISHED LOWER LEVEL adds flexible space for a home office, gym, media room or additional bedroom, along with a half bathroom and direct garage access. Outdoor living continues with a PRIVATE BACKYARD featuring a COMPOSITE COURTYARD DECK (2020). Extensively upgraded with OVER \$150,000 IN IMPROVEMENTS in the recent years, including TRIPLE-PANE ARGON WINDOWS AND UPDATED

DOORS (2016), 60-GALLON Rheem hot water tank (2021), garage door (2022), QUIET BELT-DRIVE GARAGE MOTOR (2026), exterior painting and staining (2026), and professionally serviced fireplaces and high efficiency 96% Lennox furnace installed by Arpi's Industries and professionally cleaned in 2024, including all vents. Additional features include HARDWOOD flooring on all levels, PREMIUM brushed-nickel KOHLER FIXTURES, Kohler sinks and toilets in all bathrooms, sump pump, and a METAL FRONT DOOR. New paint and staining of the front entrance steps and fence (2026). Walk to 17TH AVENUE SW for restaurants, cafés, shops and everyday amenities, with quick access to downtown, the Beltline and surrounding inner-city communities. Quick Commute to SAIT, Mount Royal University, and University of Calgary. Walking Distance to Sunalta C-Train. A RARE INNER CITY HOME WITH SPACE, CHARACTER AND A LAYOUT THAT STANDS OUT.