



GRASSROOTS
REALTY GROUP

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2019 21 Avenue NW
Calgary, Alberta

MLS # A2347787



\$1,120,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,962 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Window coverings		

Built in 2025 and thoughtfully upgraded, this nearly new semi-detached home in Banff Trail includes a 2-bedroom LEGAL basement suite. Recent additions include central air conditioning, a steam shower and window coverings throughout. The main floor offers a bright, open layout with a front office just off the entry, a stylish kitchen with quartz countertops, gas cooktop, pantry and large island, a spacious dining area, living room with electric fireplace, mudroom and powder room. Upstairs are three bedrooms, including a primary suite with vaulted ceilings, walk-in closet and 5-piece ensuite, along with a 4-piece main bath and full laundry room. The legal basement suite has its own private side entrance and features two bedrooms, a full kitchen, 4-piece bathroom and separate laundry, making it an excellent mortgage helper or comfortable space for extended family. Outside, you'll find a fenced south-facing backyard with a deck and double detached garage. Located just steps from the Banff Trail LRT station and only minutes from the University of Calgary and downtown, this home offers a great combination of modern finishes, flexibility and inner-city convenience.