

# \$1,135,000 - 1917 21 Avenue Nw, Calgary

MLS® #A2205269

**\$1,135,000**

5 Bedroom, 4.00 Bathroom, 1,939 sqft

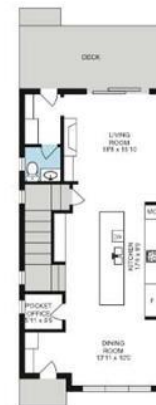
Residential on 0.01 Acres

Banff Trail, Calgary, Alberta

Welcome to this stunning residence effortlessly combining modern architecture and thoughtful design in the heart of Banff Trail, built by the award-winning ACE HOMES. The home boasts desirable SOUTH REAR EXPOSURE complemented by large windows inviting warmth and light into every corner. Over 2600 SQFT of developed space, provide ample comfort and functionality. This home comes equipped with a 2 BEDROOM LEGAL SUITE, with side entrance & laundry facilities there is great potential as a mortgage helper. The main level unfolds with a generous sized dining room complimented by ample lighting from oversized windows. The kitchen is uniquely placed at the centre of the home with stainless steel appliances and high rise custom cabinets, bar seating & expansive built-in pantry. The addition of a MAIN FLOOR OFFICE enhances productivity & organization. Adding to the convenience of the main floor is a half bathroom & mudroom, with custom built-in storage and bench. Upstairs the expansive primary suite welcomes you with sky high VAULTED CEILING creating the ultimate luxurious retreat. The primary suite includes walk-in closet and outstanding 5-piece ensuite complete with free standing soaker tub and walk-in rain shower. Two secondary bedrooms include tray ceiling detailing adding a lux touch. Laundry room with sink and & a linen closet enhance practicality and storage on this level. The legal basement suite makes an impression with



1917 21 Avenue NW (Unit 1)



MAIN FLOOR  
TOTAL 820.5 Sq Ft  
1938.83 Sq Ft

vinyl plank flooring, modern kitchen design & quartz countertops. Separate laundry, 4-piece modern bathroom, and two bedrooms create a comfortable and stylish living space. Banff Trail offers an ideal blend of convenience, recreation, and investment potential. Just minutes from the University of Calgary and steps from the Banff Trail LRT station, this neighbourhood ensures easy commutes and is a great location. Nearby green spaces like Confederation Park and Canmore Park for leisurely walks and outdoor fun, plus McMahon Stadium and Foothills Athletic Park for sports enthusiasts. Banff Trail suits both families and investors seeking a vibrant, community-focused area with excellent amenities. Don't miss the opportunity to make this gorgeous, unique & spacious property your home. Schedule a viewing today!

Built in 2025

**Essential Information**

MLS® #	A2205269
Price	\$1,135,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,939
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1917 21 Avenue Nw
Subdivision	Banff Trail

City  
County  
Province  
Postal Code

Calgary  
Calgary  
Alberta  
T2M1M7

1917 21 Avenue NW (Unit 1)

### Amenities

Parking Spaces  
Parking  
# of Garages

2  
Double Garage Detached, G  
2

### Interior

Interior Features

Built-in Features, Closet C  
Kitchen Island, Open Floor  
Entrance, Vaulted Ceiling(s)  
Pump(s), Tray Ceiling(s), Wir

Appliances

Built-In Oven, Dishwasher, M  
Cooktop, Range

Heating

In Floor, Forced Air, Natural G

Cooling

Rough-In

Fireplace

Yes

# of Fireplaces

1

Fireplaces

Electric, Living Room

Has Basement

Yes

Basement

Exterior Entry, Finished, Full, Suite



TOP FLOOR  
TOTAL

1088.33 Sq Ft  
1938.33 Sq Ft

### Exterior

Exterior Features

Lighting, Private Yard, BBQ gas line

Lot Description

Back Lane, Back Yard, Front Yard

Roof

Asphalt Shingle

Construction

Stucco, Cement Fiber Board

Foundation

Poured Concrete

### Additional Information

Date Listed

March 24th, 2025

Days on Market

36

Zoning

RC-G

### Listing Details

Listing Office

RE/MAX House of Real Estate

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