

1919 21 Avenue NW  
Calgary, Alberta

MLS # A2277120



**\$1,099,000**

<b>Division:</b>	Banff Trail	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,967 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	HVAC System, Sump Pump, Central Vacuum, Wall-mounted 75" Samsung TV & soundbar, Video doorbell		

Better than brand new in Banff Trail. Every upgrade is done, every bug worked out, and this 2025-built infill is truly move-in ready. Over 2,600 sq ft of finished living space includes a bright 2-bedroom legal suite, a south-exposure backyard, and a full list of thoughtful after-possession improvements you simply don't get with a fresh build. Outside, everything's finished: front and rear landscaping, stained fencing, and an oversized exposed-aggregate patio create a private, low-maintenance outdoor retreat. The detached double garage is insulated, drywalled, and wired with 240V for your EV. Inside, every detail's complete: custom window coverings, designer lighting, ceiling fans, and even a painted mechanical room floor. Comfort is tuned year-round with dual furnaces and humidifiers, central A/C, water softener, central vacuum, and fresh-air circulation on a 200A service. The main floor showcases herringbone engineered hardwood, a 13' waterfall island, pantry pull-outs, and a sun-filled great room with built-ins and a designer powder room. Upstairs holds a vaulted primary suite with a spa-style 5-pc ensuite including heated floors, two additional bedrooms, full bath, and a proper laundry room with sink and storage. Downstairs, the legal suite impresses with high ceilings, large windows plus a custom clerestory feature, a quartz-top kitchen, separate heating, and laundry rough-in making an ideal mortgage helper in a sought-after location near U of C, SAIT, LRT, parks, and amenities. All this with new-home warranty remaining. Call today!