

2, 1431 21 Avenue NW
Calgary, Alberta

MLS # A2201584



\$499,900

Division:	Capitol Hill		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Skylight(s)		

Inclusions: None

Price Improvement!! Welcome to this bright and beautiful middle unit featuring 2 bedrooms, 2.5-bathrooms in the highly sought-after Capitol Hill neighborhood. With over 1,200 sq. ft. of well-designed living space, this property offers exceptional comfort and style. Both master bedrooms feature their own 4-piece ensuite bathrooms and large closets, making it ideal for privacy and convenience. One of the bedrooms features a beautiful private deck, perfect for enjoying your morning coffee. The main floor is graced with stunning real maple hardwood floors and a cozy rock-faced gas fireplace that adds warmth and charm. 9-foot ceilings throughout the main level provide an open, airy atmosphere. The kitchen is a dream with ample storage, a full pantry, a large island, stainless steel appliances, and beautiful granite countertops, along with a generous sized dining area. Outside, you can have a BBQ off your front porch, and you will also find a detached garage offering a single titled parking space, perfect for those cold winter months. There is additional street parking available for guests. The full basement, though unfinished, is full of potential, with a large window providing natural light and the possibility for future development. Located just steps away from Confederation Park, the golf course and surrounded by lush green spaces, this home is located walking distance to North Hill Mall, lots of local shops, restaurants and groceries. A short walk to SAIT, and close proximity to the U of C, McMahon Stadium, the Foothills Hospital and downtown Calgary, making this property an amazing investment. Don't miss the opportunity to make this wonderful home yours. Schedule a viewing today!