\$2,499,800 - 1308 21 Avenue Nw, Calgary

MLS® #A2212242

\$2,499,800

4 Bedroom, 5.00 Bathroom, 3,086 sqft Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 6, 2025 1:30-3:00PM. On 21st Ave., in the sought after location of Capitol Hill, there is a rare opportunity to buy a house right on Confed Park. This custom family home, on a 50-foot-wide lot, has finally come on the market. You will first be struck by the coziness of the south-facing covered porch with swing, all screened for privacy by a tall evergreen. The entryway immediately presents a sweeping view through this thoughtfully designed home to the out of doors. To the left is a good-sized flex room with large windows facing the sunny porch. In every room there are banks of windows with panoramic views of Confed. The open-plan living room features a two-sided fireplace with custom cabinetry and stairway curving to the upper floor. The adjacent dining room has more spectacular views with a stunning coffered ceiling. Open to the living area is a spacious cooks' kitchen with island, eating bar and direct access to the back decks. There's a gas range and double wall ovens. A large pantry with standing freezer accesses the mudroom. The mudroom features built-in drawers, lockers and another large closet. This incredibly practical space is accessed from the garage making grocery delivery to the kitchen convenient. The second floor hosts the Master bedroom and two additional rooms with ensuites. One of these bedrooms is a Flames fan dream with a kids' cave .Both have built-in window seating with drawers, and







bookshelves. This floor also hosts a dream laundry with a pass-through to the Master walk-in closet. The landing has a built-in office nook/library tucked into the eaves of one of the many dormer windows. The Master is immense, featuring a seating area and floor to ceiling windows with incredible views of the Park and Nose Hill beyond. The huge walk-in closet, with skylight, is complete with drawers, shelves and hanging space. The large ensuite has vessel sinks, jetted tub, steam shower with double showerheads, vanity and private water closet with bidet. The light-filled finished basement space (735 ft.Â2) has direct walk-up access to the backyard and hot tub. There's room for several entertainment zones - a media area, play space and gym. There is a sizable bedroom, with built-in desk and large window adjacent to a three-piece bath. This floor's area also has 440 ft.² of storage with roughed-in plumbing for a brewing hobbyist. The large private backyard, beyond the three-tiered deck, offers ample level lawn space and direct access to the park. This Park is a premier recreational area with multiuse pathways, playgrounds, ball diamonds and picnic areas. In the winter, cross-country ski trails, multiple tobogganing hills and two outdoor rinks are nearby. The area has quality schools including French Immersion, quick access to SAIT/LRT, Jubilee Auditorium, North Hill Centre, 20-minute walk to dynamic Kensington and 25-minute walk to downtown. This home is customized for your family and the location unrivaled.

Built in 2002

Essential Information

MLS®#

A2212242

Price \$2,499,800

4

Bedrooms

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,086

Acres 0.14

Year Built 2002

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 1308 21 Avenue Nw

Subdivision Capitol Hill

City Calgary

County Calgary
Province Alberta

Postal Code T2M 1L4

Amenities

Utilities Electricity Connected, Natural Gas Connected, Garbage Collection,

Phone Connected, Sewer Connected, Water Connected, Cable

Connected, Water Not Available

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Insulated, Oversized

of Garages 2

Interior

Interior Features Bathroom Rough-in, Beamed Ceilings, Bookcases, Breakfast Bar,

Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters,

Walk-In Closet(s), Wired for Sound, Bidet, Steam Room

Appliances Built-In Gas Range, Dishwasher, Double Oven, Freezer, Garage

Control(s), Garburator, Humidifier, Range Hood, Refrigerator, Tankless

Water Heater, Washer/Dryer, Window Coverings

Heating Boiler, In Floor, Natural Gas, Make-up Air, Zoned

Cooling None Fireplace Yes

1

of Fireplaces

Fireplaces Gas, Living Room, Den, Double Sided

Has Basement Yes

Basement Full, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front

Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Private,

Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, ICFs (Insulated Concrete Forms), Silent Floor Joists

Foundation ICF Block

Additional Information

Date Listed April 23rd, 2025

Days on Market 76

Zoning R-CG

Listing Details

Listing Office Houston Realty.ca

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