

# \$885,000 - 1205 21 Avenue Nw, Calgary

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MLS® #A2228159

**\$885,000**

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.07 Acres

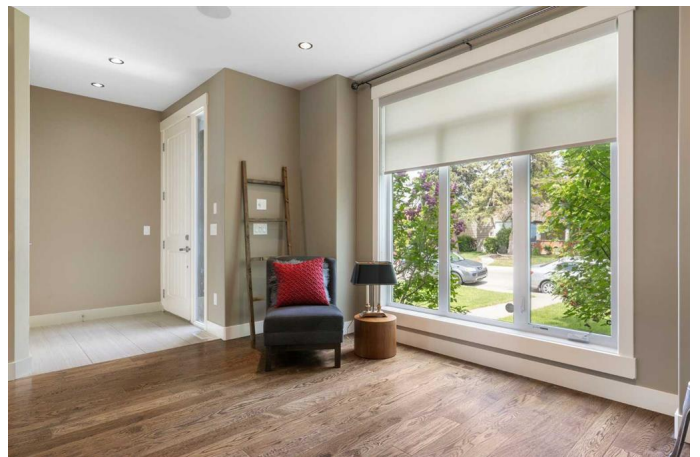
Capitol Hill, Calgary, Alberta

Welcome to your dream home in the heart of Capitol Hill—where executive design meets everyday comfort. This beautifully crafted attached infill offers a thoughtfully designed layout, sun-drenched south-facing backyard, and an unbeatable location just minutes from downtown.

Step inside to an inviting open-concept main floor with stunning details like coffered ceilings, designer finishes, and incredible built-in storage throughout. The central kitchen is a chef's delight, featuring sleek stainless steel appliances, a gas stove, stone countertops, and full-height cabinetry. It seamlessly connects to the cozy family room with custom built-ins and a gas fireplace—perfect for relaxed evenings—and a spacious dining area ideal for entertaining.

A formal front living room offers a quiet retreat, while the rear mudroom boasts built-in lockers and a convenient half bath—designed with busy lifestyles in mind. Outside, the low-maintenance south backyard is your private urban oasis, complete with premium SYNlawn and a sunny patio for BBQs or morning coffee.

Upstairs, escape to your luxurious primary suite with a two-sided gas fireplace, a smartly organized walk-in closet, and a spa-like ensuite featuring dual vanities, a steam shower, soaker tub, and heated floors. Two



additional bedrooms, a 4-piece bath, and a generous laundry room round out the upper level.

The fully finished basement is made for entertaining, with a built-in media unit, wet bar, and projector wiring. A large guest bedroom with a walk-in closet and full bathroom completes the space, perfect for visitors or teens.

Additional features include air conditioning, in-floor basement heat, a double detached garage, and proximity to schools, parks, transit, and trendy inner-city amenities.

This home truly has it all! Don't miss your chance to live in one of Calgary's most desirable neighbourhoods, call your favourite realtor today to book a showing before it's gone!

Built in 2013

**Essential Information**

MLS® #	A2228159
Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1205 21 Avenue NW
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Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1L3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Double Vanity, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Mantle, Masonry, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	27
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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