

# \$865,000 - 1918 21 Avenue Nw, Calgary

MLS® #A2250693

**\$865,000**

3 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Located in the highly desirable community of Banff Trail, this well-maintained 1951 bungalow offers both immediate rental income and long-term redevelopment potential. Situated on a full RC-G, 50 ft x 120 ft lot, the property is ideal as a holding investment while future development plans are in progress.

The main floor features a spacious layout with 2 bedrooms, a bright living room, an oversized kitchen, and a full bathroom. The fully finished basement with a separate entrance includes a large recreation room, additional bedroom, full bathroom, and a generous laundry area—perfect for tenants or extended family. The oversized double garage is a standout, offering plenty of parking plus an additional section previously set up as a fully functional wood shop. A fully fenced yard and extra storage shed add further practicality.

This property boasts an unbeatable location—close to the University of Calgary, minutes from downtown, and within walking distance to excellent schools including Capitol Hill Elementary, Branton Junior High, and Aberhart High School. Confederation Park, with its scenic pathways, golf course, and recreation amenities, is only a few blocks away. A rare opportunity to own a revenue-generating property with exceptional redevelopment potential in one of Calgary's most central neighborhoods.



Built in 1951

## Essential Information

MLS® #	A2250693
Price	\$865,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1918 21 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1M6

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction           Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              August 21st, 2025  
Days on Market        2  
Zoning                    R-CG

**Listing Details**

Listing Office            CIR Realty

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