

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

MLS® #A2212242

**\$2,499,800**

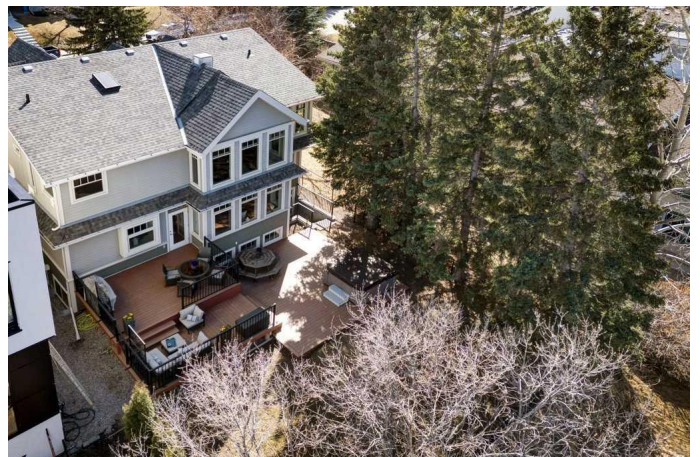
4 Bedroom, 5.00 Bathroom, 3,086 sqft

Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE SUN, JUNE 8, 1:30-3:00 PM.

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 cooksâ€™ kitchen with island, eating bar and direct access to the back decks. Thereâ€™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 kidsâ€™ 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.

Thereâ€™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 floorâ€™s area also has 440 ft.Â² 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

Bedrooms	4
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	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Water Not Available
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in, Breakfast Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Stone Counters, Double Vanity, Pantry, Recessed Lighting, Skylight(s), Steam Room, Wired for Sound
Appliances	Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Double Oven, Garburator, Humidifier, Tankless Water Heater
Heating	Natural Gas, Boiler, In Floor, Make-up Air, Zoned
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Den, Double Sided, Living Room
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, Few Trees, Landscaped, Rectangular Lot, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Private, 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	53
Zoning	R-CG

## Listing Details

Listing Office	Houston Realty.ca
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