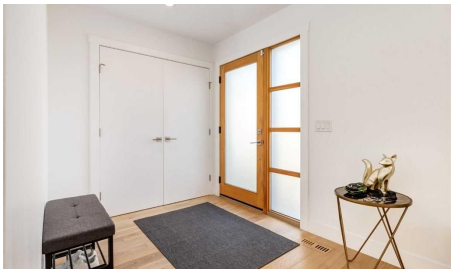
1601 21 Avenue SW

Calgary | Active | MLS® A2348429

$1,029,900









Bedrooms	Bathrooms	Year Built	Living area
3	4	2013	2,135.15 sq. ft.

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Luxury Inner-City Living with Unmatched Downtown Views
Experience elevated urban living in this beautifully maintained executive duplex offering over 3 levels of thoughtfully designed living space. Showcasing a rare 34-foot-wide floorplan, floor-to-ceiling windows, and breathtaking downtown skyline views from every level, this home seamlessly combines luxury, comfort, and convenience.
Designed for both entertaining and everyday living, the expansive main floor features wide-plank hardwood flooring, soaring 9-foot ceilings, quartz countertops, custom window coverings, recessed lighting, and premium finishes throughout. The stunning great room is anchored by a contemporary gas fireplace and flows effortlessly to a private balcony ideal for outdoor dining and summer BBQs. The spacious dining area comfortably accommodates large gatherings, while the chef-inspired kitchen impresses with professional-grade Wolf and Sub-Zero appliances, an oversized island with seating, extensive cabinetry, under-cabinet lighting, and exceptional storage.
Upstairs, the luxurious primary retreat offers spectacular views, a private sun-filled balcony, a generous dressing room, and a spa-inspired five-piece ensuite. Two additional bedrooms each feature their own private ensuite bathrooms, creating ideal accommodations for family or guests. A convenient upper-floor steam laundry completes the level.
Additional highlights include an oversized attached double garage with abundant storage, central air conditioning, a high-efficiency two-stage furnace, built-in closet organizers throughout, irrigation, and a low-maintenance lifestyle perfect for professionals, frequent travelers, or snowbirds.
The home is pet friendly with a private dog run and only one adjoining neighbor, this lock-and-leave property offers exceptional privacy and convenience. Just steps from downtown Calgary, 17th Avenue's vibrant dining and shopping district, parks, pathways, and entertainment, this immaculate home shows like new and offers outstanding value with low condo fees.
A rare opportunity to own a meticulously maintained luxury residence in one of Calgary's most desirable inner-city locations.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348429
Bedrooms	3
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,135.15 sq. ft.
Condo Fee:	$196.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions
Front Exposure:	North
Entry Level:	2
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1612381
Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned
Basement:	Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Bankview (Calgary)
Amenities:	Secured Parking
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Foyer · 8'11" × 6'11" ·
Main Floor	Living Room · 18'11" × 18'11" ·
Main Floor	Dining Room · 12' × 12' ·

Main Floor	Kitchen · 20'6" × 10'6" ·
Main Floor	Balcony · 26'11" × 6' ·
Upper Level	Hall · 18'9" × 3'9" ·
Upper Level	Laundry · 7'11" × 5'7" ·
Upper Level	Bedroom · 13'7" × 10'5" ·
Upper Level	Bedroom · 14'8" × 10'2" ·
Upper Level	Walk-In Closet · 6'11" × 5'8" ·
Upper Level	Bedroom - Primary · 14'10" × 14'8" ·
Upper Level	Walk-In Closet · 9'11" × 9'8" ·
Upper Level	Balcony · 16'5" × 5'3" ·
Lower Level	Furnace/Utility Room · 10' × 10' ·
Lower Level	Mud Room · 8'6" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Exterior Features:	Courtyard, Dog Run, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Dog Run Fenced In
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d111
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1601-21-avenue-sw-calgary-a2348429/

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