1632 21 Avenue NW

Calgary | Active | MLS® A2349825

$1,099,888





Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,926.29 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage METRO

A closer look

Welcome to this stunning brand-new duplex in the highly sought-after community of Capitol Hill! Thoughtfully designed with modern elegance and functional living in mind, this home offers exceptional finishings and a prime inner-city location. The main floor features impressive 10-foot ceilings and a bright, south-facing entrance that fills the home with natural light. The well-appointed dining area flows seamlessly into a sleek, contemporary kitchen complete with a stylish coffee bar and premium finishes. A dedicated office/flex space provides the perfect setup for working from home. The inviting living room is anchored by a gas fireplace and large patio doors that lead to a spacious rear deck, fully fenced backyard, and double detached garage - ideal for entertaining and everyday convenience. Upstairs, you'll find three generously sized bedrooms, a bonus room, convenient upper-floor laundry, and two full bathrooms. The primary retreat offers a walk-in closet and a luxurious ensuite featuring dual vanities, and a custom shower. The fully finished basement expands your living space with a bedroom, a full bathroom, and a wet bar - perfect for guests, extended family, or added entertainment space. Located just minutes from Confederation Park, SAIT, the University of Calgary, downtown, and numerous amenities, this home offers the perfect balance of lifestyle and location. A rare opportunity to own a beautifully crafted new home in one of Calgary's most desirable inner-city communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349825
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,926.29 sq. ft.

Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2864AF
Heating:	Central, Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Capitol Hill
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'7" × 11'7" ·
Main Floor	Kitchen · 16'7" × 15'5" ·
Main Floor	Living Room · 16'7" × 14'2" ·
Main Floor	Office · 5'10" × 5'4" ·
Main Floor	Foyer · 7'2" × 6'3" ·
Upper Level	Bonus Room · 15'9" × 9'4" ·
Upper Level	Bedroom - Primary · 17'7" × 13'7" ·
Upper Level	Laundry · 6' × 4'6" ·
Upper Level	Bedroom · 11'4" × 9'7" ·
Upper Level	Bedroom · 11'4" × 9'11" ·
Basement	Game Room · 33'10" × 15'5" ·
Basement	Bedroom · 11'7" × 11'5" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Wet Bar
Exterior Features:	Other, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1632-21-avenue-nw-calgary-a2349825/

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