2019 21 Avenue NW

Calgary | Active | MLS® A2347787

$1,099,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**1,962 sq. ft.**

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Listed by Royal LePage Solutions

A closer look

Nearly new and move-in ready, this 2025-built semi-detached home offers approximately 2,870 sq ft of finished living space, a 2-bedroom LEGAL basement suite and a location just steps from the Banff Trail LRT station. Since completion, the sellers have added central air conditioning, a steam shower and window coverings throughout. The bright, open main floor features a front office off the entry, a stunning kitchen with quartz countertops, gas cooktop, wall ovens, pantry and an oversized island, a dining area with room for a full table, and a living room anchored by an electric fireplace and custom built-ins. A mudroom and powder room complete the level. Upstairs, the primary retreat offers vaulted ceilings, a walk-in closet and a spa-inspired 5-piece ensuite with freestanding soaker tub and double vanity. Two more bedrooms, a 4-piece main bath and a full laundry room with sink round out the upper floor. The legal basement suite has its own private side entrance, full kitchen, living area, two bedrooms, 4-piece bath and separate laundry, making it an excellent mortgage helper or a comfortable space for extended family. Outside, enjoy a fenced, south-facing backyard with a deck and a double detached garage. Minutes to the University of Calgary, SAIT, Foothills Medical Centre, McMahon Stadium and downtown, this is inner-city living with built-in income potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347787
Bedrooms	5
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,962 sq. ft.
Main Level Finished Area:	930 sq. ft.

Upper Level Finished Area:	1,031 sq. ft.
Below Grade Finished Area:	907 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2025 (Age: 1)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8100AF
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Inclusions:	Window coverings
Restrictions:	None Known
Main Floor	Living Room · 15'6" × 14'2" ·
Main Floor	Kitchen · 20'3" × 15'8" ·
Main Floor	Office · 5'8" × 5'5" ·
Main Floor	Dining Room · 14'1" × 9'11" ·
Upper Level	Bedroom - Primary · 17'11" × 13'1" ·
Upper Level	Walk-In Closet · 8'4" × 6'11" ·
Upper Level	Bedroom · 11'7" × 11'2" ·
Upper Level	Bedroom · 12'2" × 10' ·
Upper Level	Laundry · 8'4" × 6'1" ·
Basement	Game Room · 15'3" × 9'8" ·
Basement	Kitchen · 15'1" × 11'6" ·

Basement	Bedroom · 13'1" × 10'11" ·
Basement	Bedroom · 12'10" × 10'3" ·
Basement	Furnace/Utility Room · 10'3" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2019-21-avenue-nw-calgary-a2347787/

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