

# \$649,900 - 1301 21 Avenue Nw, Calgary

MLS® #A2257554

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,261 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Elegant townhome nestled on a peaceful street in Capitol Hill, directly across from Confederation Park. Designed with modern living in mind, the open-concept main floor features hardwood flooring throughout, a cozy living room with a electric fireplace, a spacious dining area, and a beautifully equipped kitchen with stainless steel appliances, quartz countertops (including a large island), and custom cabinetry. With patio doors to a spacious side yard courtyard and deck area with ambient lighting and sunny west exposure.

Upstairs, you'll find convenient second-floor laundry, a full 4-piece bathroom, and three generously-sized bedrooms, including a master suite with a walk-in closet and a private ensuite bathroom. The fully finished basement adds even more space, featuring a 4th bedroom, another 4-piece bathroom, and recreation room.

With a private garage that accommodates full-sized trucks with ample room for additional storage. This home is situated on a serene, tree-lined street in Capitol Hill. It's also conveniently close to SAIT, shopping, and an array of local amenities.

Built in 2020

## Essential Information



MLS® #	A2257554
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,261
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1301 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1L5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer
Heating	Electric, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, Lighting, Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 18th, 2025  
Days on Market        1  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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