



**GRASSROOTS**  
REALTY GROUP

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3, 1611 21 Avenue SW  
Calgary, Alberta

MLS # A2255813



**\$724,900**

Division:	Bankview		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,855 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Few Trees, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Ceiling Fans.		

This executive townhome offers an elegant and updated living experience in a unique inner-city location, fronting directly onto Buckmaster Park. Upon entering, you are welcomed by a ground-floor entrance leading to a conveniently tucked away Powder room on one side, & a bedroom on the other side which is currently being used as a beautiful media room. Its spaciousness offers endless & versatile possibilities as an office, library, study, or guest room. The main floor features an open-concept layout with natural light flooding throughout. Great view of the Park from every window! It boasts a large living room with a cozy fireplace & a separate dining room, which seamlessly flows into a very big, bright, and beautiful kitchen. The kitchen offers partial city views & is equipped with new quartz countertops, new backsplash, new refrigerator, new microwave, & new kitchen sink & faucet. The entire main floor features exquisite crown molding and Built-ins plus new hardwood flooring, which extends from the lower level all the way to the upper level excluding the bedrooms. This floor also includes a main floor laundry & a cozy breakfast nook leading to a good-sized private balcony and deck with partial city views. Moving upstairs, you'll find a very large and bright level with abundant windows, ensuring plenty of natural light. The upper floor consists of a Large Primary Bedroom that accommodates a King size bed, Walk-in-Closet and your own private four-piece ensuite along with another large bedroom & an additional three-piece bathroom. The curtains in the kids' room have been replaced. We've installed high-end, neutral curtains that I think will be appreciated even more! This second bedroom also has a charming balcony overlooking the Park for endless hours of tranquility and beauty. This modern freshly painted residence has been meticulously renovated

with contemporary finishes, allowing you to Move In immediately & enjoy the home & its surroundings. Updates in recent years include a newer roof (2016), hot water tank (2019), water lines (2021), new hardwood flooring (2024), new toilet (Sept 2025), & the aforementioned kitchen upgrades (ALL in Sept 2025). This beautiful home with Flat Ceilings through out also includes the luxury of a double rear-attached garage. Location is truly paramount here, right across from Buckmaster Park & overlooking downtown Calgary. It's a prime inner-city location within minutes of downtown, with close walking distance to shops & restaurants along 17th Avenue SW. This immaculate townhome in the sought after community of Bankview offers the perfect blend of comfort, convenience, & tranquility. It's a great value for a beautiful home in a unique location that you will be proud to call home, ideal for young professionals & young families alike. The priceless advantage of Buckmaster Park at your doorstep truly enhances the living experience. We invite you to view this beautiful townhouse. Check out the Virtual Tour! You will not be disappointed!