



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1919 21 Avenue NW
Calgary, Alberta

MLS # A2277120



\$1,125,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,967 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	HVAC System, Sump Pump, Central Vacuum, Wall-mounted 75" Samsung TV & soundbar, Video doorbell		

Better than brand new in Banff Trail. Every upgrade is done, every bug worked out, and this 2025-built infill is truly move-in ready. Over 2,600 sq ft of finished living space includes a bright 2-bedroom legal suite, a south-exposure backyard, and a full list of thoughtful after-possession improvements you simply don't get with a fresh build. Outside, everything's finished: front and rear landscaping, stained fencing, and an oversized exposed-aggregate patio create a private, low-maintenance outdoor retreat. The detached double garage is insulated, drywalled, and wired with 240V for your EV. Inside, every detail's complete: custom window coverings, designer lighting, ceiling fans, and even a painted mechanical room floor. Comfort is tuned year-round with dual furnaces and humidifiers, central A/C, water softener, central vacuum, and fresh-air circulation on a 200A service. The main floor showcases herringbone engineered hardwood, a 13' waterfall island, pantry pull-outs, and a sun-filled great room with built-ins and a designer powder room. Upstairs holds a vaulted primary suite with a spa-style 5-pc ensuite including heated floors, two additional bedrooms, full bath, and a proper laundry room with sink and storage. Downstairs, the legal suite impresses with high ceilings, large windows plus a custom clerestory feature, a quartz-top kitchen, separate heating, and laundry rough-in making an ideal mortgage helper in a sought-after location near U of C, SAIT, LRT, parks, and amenities. All this with new-home warranty remaining. Call today!