



GRASSROOTS
REALTY GROUP

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3, 1611 21 Avenue SW
Calgary, Alberta

MLS # A2278115



\$699,000

Division:	Bankview		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,855 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, 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, Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

This Executive Townhome offers an elegant & updated living experience in a UNIQUE INNER-CITY LOCATION, FRONTING DIRECTLY ONTO BUCKMASTER PARK. Upon entering, you are welcomed by a ground-floor entrance, with a conveniently tucked away Powder Room, dual entry with the Garage & a Bedroom which is currently being used as a beautiful media room. Its spaciousness offers versatile possibilities as an office, library, study, or guest room. The Second Level 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, & beautiful kitchen. The kitchen offers partial city view & is equipped with NEW QUARTZ COUNTERTOPS, NEW BACKSPLASH, NEW REFRIGERATOR, NEW MICROWAVE, NEW KITCHEN SINK & FAUCET. Enjoy here the convenience of Main Floor Laundry together with a breakfast nook leading to a good-sized private balcony/Deck with partial city view. BBQ GAS LINE. The Entire floor features Exquisite CROWN MOUNDLING & BUILT-INS plus NEW HARDWOOD FLOORING, which extends from the Main level all the way up to the upper levels excluding the bedrooms. Moving upstairs, you'll find a very large & 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 & your own private four-piece ensuite plus a 2nd large bedroom with an additional three-piece bathroom. The curtains in the kids' room have been replaced with high-end, neutral curtains that we think will be appreciated even more! This second bedroom also features a Juliette balcony overlooking the Park for endless hours of tranquility & beauty. This modern FRESHLY

PAINTED 1855sq ft residence has been meticulously renovated with contemporary finishes, allowing you to Move In immediately & enjoy the home & its surroundings. Updates in recent years include NEWER ROOF(2016), HOT WATER TANK (2019), WATER LINES (2021), NEW HARDWOOD FLOORING(2024), NEW TOILET(Sept 2025), & ALL THE AFOREMENTIONED KITCHEN UPGRADES DONE IN SEPT 2025. Beautiful Home with FLAT CEILINGS through out,also comes with 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. 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 in a Well Managed complex .Check out the Virtual Tour! You will not be disappointed!