



1317 21 Avenue NW
Calgary, Alberta

MLS # A2296658



\$1,198,888

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,952 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

****OPEN HOUSE Saturday March 28 & Sunday March 29 2-4PM**** Refined design, elevated finishes and a prime Capitol Hill setting come together in this brand new luxury home offering a fully legal 2 bedroom walkout legal suite. Thoughtful craftsmanship by Elite Residence Inc is evident throughout, where 10' ceilings on the main level and engineered hardwood flooring create a bright, open atmosphere suited to both everyday living and entertaining. A chef-inspired kitchen anchors the home with quartz countertops, a full-height quartz backsplash, an oversized island and premium appliances including a 36" gas range and 48" built-in fridge, balancing visual impact with exceptional functionality. Seamless flow extends into the dining and living areas where a gas fireplace adds warmth while oversized windows draw in natural light throughout the day. Built-in speakers, permanent exterior lighting and rough-ins for air conditioning and security cameras contribute to comfort, convenience and future-ready living. Upper level planning supports a well-balanced lifestyle with 3 bedrooms, a dedicated laundry area and a beautifully finished primary retreat featuring vaulted ceilings, European-style closets and views toward Confederation Park, complemented by a luxurious ensuite with in-floor heating for added comfort. A sunny south-facing backyard extends outdoor living while maintaining privacy and consistent natural light throughout the day. Additional value is found in the fully self-contained legal suite with a private front walkout entrance, where a bright and thoughtfully designed layout is enhanced by large triple pane windows that invite natural light. A well-appointed kitchen provides generous workspace and storage to support daily living, while 2 bedrooms, a full bathroom and separate laundry create true independence for occupants.

In-floor heating delivers consistent, quiet comfort, while an insulated ceiling system reduces sound transfer between levels, supporting both privacy and functionality. Located in one of Calgary's most established inner-city communities, this home offers quick access to downtown, SAIT and the University of Calgary while remaining within walking distance to transit, schools, North Hill Centre and the extensive pathways, green space and year-round recreation of Confederation Park. A refined inner-city home that delivers on design, livability and a highly connected Capitol Hill location.