

# \$699,900 - 3, 1611 21 Avenue Sw, Calgary

MLS® #A2255813

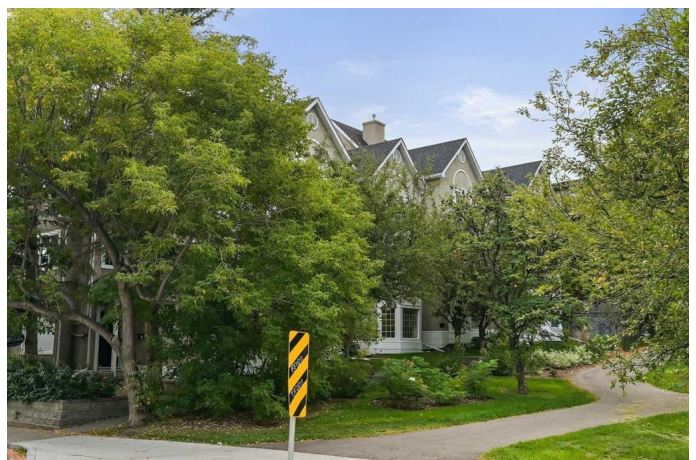
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,855 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

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 leading to a conveniently tucked away Powder room on one side & 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 views & is equipped with new quartz countertops, new backsplash, new refrigerator, new microwave, & new kitchen sink & faucet. Enjoy here the convenience of main floor laundry & a cozy breakfast nook leading to a good-sized private balcony & deck with partial city views. BBQ gas Line. The Entire floor features Exquisite Crown Molding & 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 on this floor has a charming 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 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. 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!

Built in 1993

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2255813  |
| Price    | \$699,900 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,855         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3, 1611 21 Avenue Sw |
| Subdivision | Bankview             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T0M9               |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                              |
| Basement          | None                                                                                                                                                                                  |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground      |
| Lot Description   | Few Trees, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 51                   |
| Zoning         | M-CG d111            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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