

# \$1,289,888 - 1623 21 Avenue Nw, Calgary

MLS® #A2205301

**\$1,289,888**

5 Bedroom, 5.00 Bathroom, 2,186 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

Discover luxury and functionality in this spacious detached infill, nestled in the desirable community of Capitol Hill. Built by the award-winning ACE HOMES, this home sits on an impressive 27.5-foot WIDE LOT, offering over 3,000 SQFT of developed space that combines contemporary design with thoughtful details. With a total of 5 BEDROOMS, this home is ideal for families, multi-generational living, or those looking for rental potential. The layout includes 3 bedrooms upstairs and a 2-bedroom LEGAL BASEMENT SUITE with its own entrance. The main floor is designed for both elegance and convenience, featuring a dedicated dining room, a POCKET OFFICE, a walk-in BUTLERS PANTRY with a prep sink and beverage fridge, and a SOUTH-FACING LIVING ROOM that fills the space with natural light. A spacious mudroom and powder room add to the home's functionality. Upstairs, you'll find a large primary suite with a VAULTED CEILING, a custom COFFEE BAR, and a 5-piece ensuite with upscale finishings. Two additional bedrooms, each with tray ceiling details and their own 3-PIECE ENSUITE, provide a perfect balance of privacy and comfort for family members or guests. The legal basement suite, with separate mechanical room access, is fully equipped with a modern kitchen, including a fridge, dishwasher, OTR microwave, and range, along with IN-SUITE LAUNDRY. The basement's two bedrooms share a full



1623 21 Avenue NW (West)



MAIN FLOOR  
TOTAL

1048.33 Sq Ft  
2188.66 Sq Ft

bath, creating an ideal setup for extended family or rental income. Throughout the home, custom built-ins, quartz countertops, and a stainless steel appliance package elevate the level of quality. Thereâ€™s also rough-in for air conditioning and steam shower, ensuring convenience in every detail. Located just minutes from downtown Calgary, Capitol Hill offers the perfect blend of residential charm and urban convenience. This community is known for its lush green spaces like Confederation Park, which is ideal for family outings, trails, and golfing. With nearby access to SAIT, the University of Calgary, and North Hill Shopping Centre, residents enjoy a range of educational, shopping, and dining options. Capitol Hillâ€™s proximity to major transit routes also makes commuting a breeze, while local cafes, markets, and eateries make it a vibrant neighbourhood that retains a warm, close-knit feel. Donâ€™t miss your chance to make personalized selections and tailor finishes to your style, as this stunning home is still under construction. Schedule a viewing today and explore the exceptional lifestyle Capitol Hill has to offer!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205301    |
| Price          | \$1,289,888 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,186       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |

Style2 Storey

StatusActive

1623 21 Avenue NW (West)

Community Information

Address1623 21 Avenue Nw

SubdivisionCapitol Hill

CityCalgary

CountyCalgary

ProvinceAlberta

Postal CodeT2M 1M2



Amenities

Parking Spaces2

ParkingDouble Garage Detached

# of Garages2

Interior

Interior FeaturesBuilt-in Features, Closet Organizer, Floorplan, Pantry, Quartz Countertop, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

AppliancesDishwasher, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge, Electric Oven, Electric Water Heater

HeatingForced Air, Natural Gas

CoolingRough-In

FireplaceYes

# of Fireplaces1

FireplacesElectric

Has BasementYes

BasementExterior Entry, Finished, Full, Suite

TOP FLOOR  
TOTAL 1139.75 Sq Ft  
2168.08 Sq Ft

Exterior

Exterior FeaturesPrivate Yard

Lot DescriptionBack Lane, Back Yard, Front Yard, Landscaped

RoofAsphalt Shingle

ConstructionBrick, Stucco

FoundationPoured Concrete

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 43               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.