

# \$724,900 - 3, 1611 21 Avenue Sw, Calgary

MLS® #A2255813

**\$724,900**

3 Bedroom, 3.00 Bathroom, 1,855 sqft  
Residential on 0.00 Acres

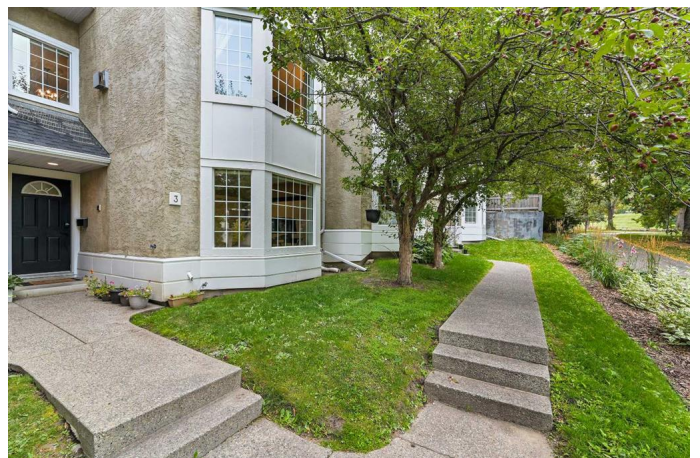
Bankview, Calgary, Alberta

This executive townhome offers an elegant and 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, and a bedroom on the other side which is currently being used as a beautiful media room. Its spaciousness offers endless and versatile possibilities as an office, library, study, or guest room.

The main floor 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 and a separate dining room, which seamlessly flows into a very big, bright, and beautiful kitchen. The kitchen offers partial city views and is equipped with new quartz countertops, a new backsplash, a new refrigerator, a new microwave, and a new kitchen sink and faucet. The entire main floor features exquisite crown molding and Built-ins plus new hardwood flooring, which extends from the lower level all the way to the upper level excluding the bedrooms. This floor also includes a main floor laundry and a cozy breakfast nook leading to a good-sized private balcony and deck with partial city views.

Moving upstairs, you'll find a very large and bright level with abundant windows, ensuring plenty of natural light. The upper floor consists of a large primary bedroom with its own private



four-piece ensuite and walk-in closet, along with another large bedroom and an additional three-piece bathroom. The second bedroom also has a charming balcony overlooking the Park for endless hours of tranquility and beauty.

This modern residence has been meticulously renovated with contemporary finishes, allowing you to move in and immediately enjoy the home and its surroundings. Updates in recent years include a newer roof, hot water tank, water lines, new hardwood flooring, new toilet, and the aforementioned kitchen upgrades.

This beautiful home also includes the luxury of a double rear-attached garage.

Location is truly paramount here, right across from Buckmaster Park and overlooking downtown Calgary. It's a prime inner-city location within minutes of downtown, along with close walking distance to the shops and restaurants of 17th Avenue SW. This immaculate, freshly painted townhome in Bankview offers the perfect blend of comfort, convenience, and tranquility. It's a great value for a beautiful home in a unique location that you will be proud to call home, ideal for young professionals and 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. You will not be disappointed.

Built in 1993

### **Essential Information**

MLS® #	A2255813
Price	\$724,900
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, Driveway, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bookcases, Chandelier, Crown Molding
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
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, Street Lighting
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Zoning	M-CG d111

### **Listing Details**

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

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.