

# \$2,449,000 - 1308 21 Avenue Nw, Calgary

MLS® #A2251050

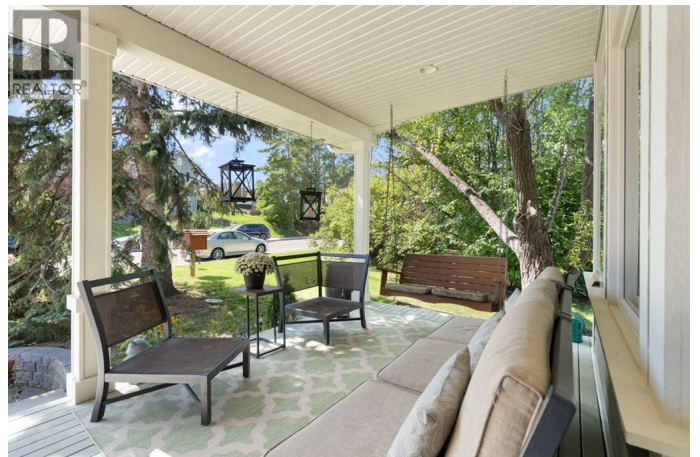
**\$2,449,000**

4 Bedroom, 5.00 Bathroom, 3,073 sqft

Single Family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Live the lifestyle you've been dreaming of—right on Confederation Park. This exceptional 3,072 sq ft family home backs directly onto one of the most scenic and tranquil sections of Calgary's iconic 160-hectare Confederation Park, located in the highly desirable inner-city neighborhood of Capitol Hill. Active families will love stepping out the back gate to enjoy walking, biking, cross-country skiing, or tobogganing—literally in your backyard. With skating rinks and golf courses nearby, and downtown, Kensington, and the University of Calgary all within a 30-minute walk, this location offers the perfect blend of nature and urban convenience. Built with quality and attention to detail throughout, this thoughtfully designed home offers both functionality and elegance. The open floor plan welcomes you with a spacious foyer leading to a bright office that shares a double-sided fireplace with the expansive living room. The dining area, surrounded by windows and enhanced by a beautiful, coffered ceiling, flows seamlessly into the well-appointed kitchen—complete with a gas range, double ovens, walk-in pantry, and panoramic park views. A large mudroom and stylish powder room complete the main level. Upstairs, each secondary bedroom features its own ensuite, walk-in closet, and charming window seat. The luxurious primary suite is a true retreat, with floor-to-ceiling windows overlooking the park, a skylit walk-in closet, and a spa-inspired ensuite with dual vanities and a steam shower.



Convenient upper-level laundry adds to the home's practicality. The bright, walk-up basement offers even more space with a generous recreation room, fourth bedroom, full bathroom, and an oversized storage room with future development potential. Step outside to your private backyard oasis featuring a large deck, relaxing hot tub, and multiple seating areas perfect for enjoying quiet moments or entertaining friends and family. This is more than just a home—it's a lifestyle. In addition to outdoor recreation, residents will appreciate the close proximity to top local amenities, including vibrant restaurants, cafes, and boutique shopping. Excellent health and wellness facilities, community centers, and parks are also within easy reach. For families and outdoor enthusiasts, numerous playgrounds, sports fields, and the Calgary Pathway System are just steps away. Education options are plentiful with nearby top-rated schools and Calgary's public transit options making commuting effortless. Find your perfect balance in this rare park-side gem in one of Calgary's most vibrant inner-city communities. (id:6289)

Built in 2002

**Essential Information**

Listing #	A2251050
Price	\$2,449,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	3,073
Acres	0.14
Year Built	2002
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1308 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta
Postal Code	T2M1L4

### Amenities

Amenities	Park, Schools, Shopping
Features	No neighbours behind, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage, Concrete
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Oven, Freezer, Garburator, Humidifier, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas Other, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk-up

### Exterior

Exterior	Composite Siding
Exterior Features	Landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Estate Professionals Inc.
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