

# \$649,900 - 1301 21 Avenue Nw, Calgary

MLS® #A2257554

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,261 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Elegant townhome nestled on a peaceful street in Capitol Hill, directly across from Confederation Park. Designed with modern living in mind, the open-concept main floor features hardwood flooring throughout, a cozy living room with a electric fireplace, a spacious dining area, and a beautifully equipped kitchen with stainless steel appliances, quartz countertops (including a large island), and custom cabinetry. With patio doors to a spacious side yard courtyard and deck area with ambient lighting and sunny west exposure.

Upstairs, you'll find convenient second-floor laundry, a full 4-piece bathroom, and three generously-sized bedrooms, including a master suite with a walk-in closet and a private ensuite bathroom. The fully finished basement adds even more space, featuring a 4th bedroom, another 4-piece bathroom, and recreation room.

With a private garage that accommodates full-sized trucks with ample room for additional storage. This home is situated on a serene, tree-lined street in Capitol Hill. It's also conveniently close to SAIT, shopping, and an array of local amenities.

Built in 2020

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2257554      |
| Price          | \$649,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,261         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1301 21 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M1L5            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer        |
| Heating           | Electric, Forced Air                                                                                  |
| Cooling           | Central Air                                                                                           |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Electric                                                                                              |
| Has Basement      | Yes                                                                                                   |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, Lighting, Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 18th, 2025  
Days on Market        22  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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