

# \$709,900 - 3, 1611 21 Avenue Sw, Calgary

MLS® #A2255813

**\$709,900**

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	\$709,900
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, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	33
Zoning	M-CG d111

### **Listing Details**

Listing Office	Royal LePage Solutions
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