

# \$699,900 - 3, 1611 21 Avenue Sw, Calgary

MLS® #A2255813

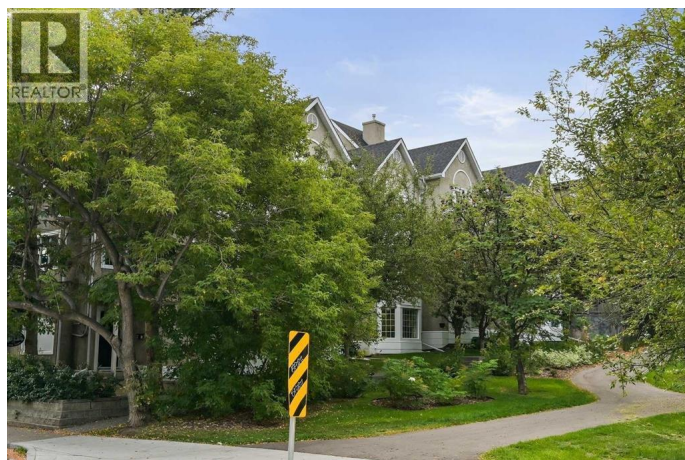
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,855 sqft

Single Family

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! (id:6289)

Built in 1993

**Essential Information**

|           |           |
|-----------|-----------|
| Listing # | A2255813  |
| Price     | \$699,900 |
| Bedrooms  | 3         |

|                |                    |
|----------------|--------------------|
| Bathrooms      | 3.00               |
| Half Baths     | 1                  |
| Square Footage | 1,855              |
| Year Built     | 1993               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3, 1611 21 Avenue Sw |
| Subdivision | Bankview             |
| City        | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T0M9               |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Nearby, Schools, Shopping             |
| Features       | Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup |
| Parking Spaces | 2                                                                  |
| Parking        | Attached Garage                                                    |
| # of Garages   | 2                                                                  |

### Interior

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Appliances      | Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings |
| Heating         | Natural gas Forced air                                                                       |
| Cooling         | None                                                                                         |
| Fireplace       | Yes                                                                                          |
| # of Fireplaces | 1                                                                                            |
| # of Stories    | 3                                                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Stucco          |
| Exterior Features | Landscaped      |
| Construction      | Wood frame      |
| Foundation        | Poured Concrete |

### Listing Details

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



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Listing information last updated on October 26th, 2025 at 6:46pm CDT