

1308 21 Avenue NW  
Calgary, Alberta

MLS # A2307319



## \$2,250,000

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,073 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private		

<b>Heating:</b>	Boiler, In Floor, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Steam Room, Stone Counters, Walk-In Closet(s), Wired for Sound

**Inclusions:** n?A

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.