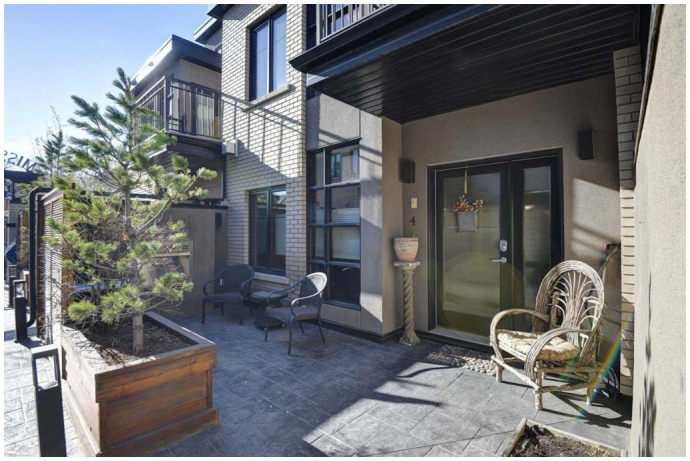
$1,300,000 - 4, 540 21 Avenue Sw, Calgary

MLS® #A2212664

$1,300,000
3 Bedroom, 3.00 Bathroom, 2,003 sqft
Residential on 0.00 Acres



Cliff Bungalow, Calgary, Alberta

Welcome to Mission Crossing, where luxury meets lifestyle in the heart of Cliff Bungalowâ€”one of Calgaryâ€™s most vibrant and walkable communities. This executive three-storey townhome is an exquisite blend of high-end design and effortless convenience, perfect for those who appreciate refined living with a lock-and-leave mindset.

Step inside to discover a thoughtfully designed open-concept main floor made for entertaining. The living, dining, and kitchen areas flow seamlessly, anchored by a stunning gourmet kitchen featuring premium appliances: a Wolf gas range, Sub-Zero fridge, dishwasher, stainless steel hood fan, and a Sharp drawer-style microwave. Granite countertops, custom cabinetry, a generous raised breakfast bar, and a large pantry complete the space. A discreet 2-piece powder room adds privacy and ease.

On the second level, two elegant bedrooms awaitâ€”one currently styled as a home officeâ€”alongside a sleek 4-piece bathroom and a spacious laundry room with abundant storage. Step onto your private south-facing balcony for morning coffee overlooking the peaceful courtyard.

The entire third floor is your personal sanctuary. The expansive primary suite boasts custom California Closets and a spa-like ensuite with in-floor heating, a deep soaker

tub, and a separate water closet. From here, step out onto your private rooftop patioâ€”a show-stopping space with panoramic city views, perfect for hosting summer soirÃ©es or unwinding under the stars.

Downstairs, enjoy direct access to your private double garage in a secure underground parkade, complete with built-in storage and a private elevator that whisks you directly from the garage to your primary suite. Additional luxuries include central A/C, a gas fireplace, and four private outdoor living spacesâ€”including one with an outdoor oven.

Located just steps from the shops and restaurants of Mission, with the Elbow River, 17th Avenue, and downtown all within walking distance, this is urban luxury redefined. A rare opportunity for the discerning buyer seeking the ultimate inner-city lifestyle.

Built in 2010

Essential Information

MLS® #	A2212664
Price	$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,003
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	4, 540 21 Avenue Sw

Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H1

Amenities

Amenities	Secured Parking, Storage
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Parkade, Secured, Underground, Alley Access
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Elevator, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Private
Roof	Rubber
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	M-CG

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.