



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1623 21 Avenue, Calgary T2M 1M2**

MLS®#: **A2131336**

Area: **Capitol Hill**

Listing Date: **05/24/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1951**

Finished Floor Area

Abv Sqft: **947**  
Low Sqft:  
Ttl Sqft: **947**

Lot Information

Lot Sz Ar: **6,598 sqft**  
Lot Shape:

DOM

**32**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Single Garage Attached**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 13`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 3`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`6" x 13`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 7`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 6`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>14`0" x 11`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`0" x 10`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`6" x 6`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**2864AF**

Remarks

Pub Rmks: **Over-sized 55 x 120 ft South backing lot in a quiet pocket of desirable Capitol Hill! Ideal for re-development, the existing property is a decently maintained bungalow with an illegal basement suite. The main floor offers an open concept living area with hardwood floors and large windows. Step through the sliding floors to the massive South facing backyard. Two good sized bedrooms, a 4 pc bath & laundry complete the main level. The lower level has a separate entrance, large rec/living area, bedroom, 3 pc bathroom, & laundry. Centrally located, the property is just a half block East of Capitol Hill Elementary School, a half block West of the Community Center (home to a new playground and beautiful green space), & a 600m stroll to Confederation Park. Highly rated High Schools (St Francis and William Aberhart) are just 2km away; post Secondary education is equally easy to access with the University of Calgary just 2km away & S.A.I.T a mere 1km away. Enjoy the easy access to the downtown core and all of the shops and amenities afforded via North Hill Mall. Public transit options are abundant with the LRT station just a short walk. Call for more information on this exceptional opportunity in the heart of Inner City Calgary!**

Inclusions: **Note there are a total of two washers and two dryers (one set on the main level and one set in the basement); all appliances are believed to be in decent working order but are included "as-is".**

Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









