

## 522 21 Avenue, Calgary T2S 0H1

A2138080 **Cliff Bungalow** Listing 06/04/24 List Price: **\$865,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Sub Type:

Year Built:

Lot Sz Ar:

City/Town:

Lot Information

Lot Shape:

Prop Type:

1910

Access: Lot Feat: Back Lane, Front Yard, Interior Lot, Rectangular Lot

Off Street, Parking Pad

Residential Detached

Calgary

3,013 sqft

Low Sqft: Ttl Sqft: 1,539

Abv Saft:

Finished Floor Area

1,539

<u>Parking</u>

DOM

116

**Layout** 

Beds:

Baths:

Style:

Ttl Park: 4

3 (2 1 )

3.0 (3 0)

2 Storey

Garage Sz:

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction: Heating: Forced Air

Sewer:

Ext Feat: **Private Entrance, Private Yard** 

**Wood Frame** Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Int Feat: **Separate Entrance** 

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	10`4" x 14`9"
Dining Room	Main	15`8" x 11`1"	Kitchen	Main	8`5" x 12`6"
Living Room	Main	13`6" x 12`4"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`4" x 10`3"	Dining Room	Upper	9`9" x 9`8"
Kitchen	Upper	9`4" x 15`0"	Living Room	Upper	9`5" x 21`9"
4pc Bathroom	Suite	0`0" x 0`0"	Bedroom	Suite	9`1" x 14`10"
Kitchen	Suite	14`4" x 12`7"	Living Room	Suite	9`10" x 19`9"

Storage	Suite	3`3" x 11`2"	Furnace/Utility Room	Suite	6`6" x 4`6"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		M-CG d111			
Legal Desc:	4453L				
			Remarks		
Pub Rmks:	from the trendy 4t chance to expand y month to month cu for tenants. Positio area is close to eve incredible develop this golden opport parking in back! So	h Street Mission shopping district, re your investment portfolio. Featuring irrently they are always easily rented oned on a picturesque, tree-lined streating! Enjoy the convenience of w ment potential, providing an avenue unity! The lot is amazing as well for chedule a viewing and unlock the potential.	enowned restaurants, and delightful of three separate units (2 legal, 1 illegal d. Each floor boasts self-contained acc eet in the heart of the city, this locati alking to nearby shops, downtown at for future value appreciation. Rest as redevelopment if you are looking to d rential of this remarkable investment	coffee shops, this heritag al). The upper unit is a lic commodations with priva on is highly sought after tractions, and the serene ssured, each unit is fully levelop something new 7	is remarkable gem. Located just steps away je, 2-storey property presents an exceptional senced Air BnB, Main and Lower are rented ate entrances, ensuring privacy and convenience by renters and investors alike a home in this e Elbow River pathway. This property holds outfitted and rental-ready. Don't miss out on .6 frontage and 36.60 deep. There is ample
Inclusions: Property Listed By:	Century 21 Bambe		2 Dishwasher - All Appliances AS-IS		

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