



THE
A-TEAM

**RE/MAX
FIRST**

454 21 Avenue, Calgary T2M 1J5

MLS®#: **A2142872**

Area: **Mount Pleasant**

Listing Date: **06/27/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1942**

Finished Floor Area

Abv Sqft: **1,147**

Low Sqft:

Ttl Sqft: **1,147**

Lot Information

Lot Sz Ar: **4,682 sqft**

Lot Shape:

DOM

5

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Rectangular Lot,Treed**
Park Feat: **Garage Door Opener,Garage Faces Rear,Triple Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 10`10"
Dining Room	Main	14`4" x 9`7"
Bedroom	Main	10`11" x 9`10"
Game Room	Basement	18`3" x 10`8"
Bedroom	Basement	14`3" x 12`1"
Laundry	Basement	16`9" x 9`2"
Den	Main	10`4" x 9`11"

Room	Level	Dimensions
Kitchen	Main	14`4" x 11`0"
Bedroom - Primary	Main	13`8" x 10`11"
4pc Bathroom	Main	10`0" x 7`8"
Flex Space	Basement	15`9" x 12`9"
4pc Bathroom	Basement	10`8" x 4`10"
Walk-In Closet	Main	10`0" x 5`11"
Other	Basement	7`6" x 6`7"

Title:
Fee Simple
Legal Desc:

21290

Zoning:
R-C2

Remarks

Pub Rmks: **Settled within the desirable community of Mount Pleasant on one of Calgary's most desired tree-lined street, this updated Bungalow offers the perfect blend of style and comfort. Combining recent upgrades (over \$40,000) with the original 1940s charm, this stunning residence features over 2,290 sqft of developed living space and exudes pride of ownership. Upon entry you, will be delighted with the bright open design showcasing the brand new, sleek vinyl plank flooring complimented by the neutral color palette, adding warmth and character. The main floor features an abundance of natural light, and the Living room has a large south facing window overlooking the front porch and garden. With clear sight lines to all your living areas, you will be able to entertain with ease, especially in this large and open kitchen. Featuring new windows, glistening granite countertops, a plethora of cabinetry, newer Stainless-steel appliances plus a kitchen island with seating for 2, the kitchen and living areas flow seamlessly into your dining room. The primary bedroom contains a walk-in-closet as well as direct access to your rear deck, to enjoy your morning coffee and appreciate the lush backyard. Finishing the main floor, is your second bedroom and 4-piece main bathroom, complete with separate shower and soaker tub. The basement features include a rec room complete with charming wainscotting, a spacious bedroom with a closet and separate flex space, plus a 4 piece bathroom and a new furnace and new hot water tank! If you need plenty of parking then this is the property for you! There is Triple garage for all of your vehicle needs. Enjoy the beautifully landscaped backyard, complete with a rear deck, mature landscaping and garden beds, with plenty of space for the kids and pets to run around. This charming property has been thoughtfully and lovingly updated and has impressive curb appeal that matches the relaxing interior. Don't miss out and book your private showing today!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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









