



THE
A-TEAM

**RE/MAX
FIRST**

1909 21 Avenue, Calgary T2T 0N6

MLS®#: **A2152359**

Area: **Bankview**

Listing Date: **07/25/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1929**
Lot Information
Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,175**
Low Sqft:
Ttl Sqft: **2,175**

DOM

53
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Landscaped,Level,Private,See Remarks,Treed,Views**
Park Feat: **Additional Parking,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace Insert,Fireplace(s),Forced Air,Natural Gas,Wood**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Natural Woodwork,No Smoking Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 5`0"	Living Room	Main	12`11" x 12`11"
Dining Room	Main	12`5" x 9`7"	Kitchen	Main	14`1" x 8`10"
Den	Main	7`5" x 5`1"	Family Room	Main	14`6" x 12`0"
2pc Bathroom	Main	4`9" x 3`9"	Bedroom - Primary	Second	19`8" x 12`8"

Walk-In Closet	Second	11`6" x 4`10"	Bedroom	Second	12`0" x 11`8"
Bedroom	Second	9`11" x 8`11"	Office	Second	12`0" x 8`10"
4pc Bathroom	Second	7`9" x 5`3"	5pc Ensuite bath	Second	12`4" x 11`4"
Loft	Third	19`8" x 11`9"	Bedroom	Basement	12`11" x 12`5"
Laundry	Basement	11`5" x 6`8"	Storage	Basement	6`7" x 5`3"
Workshop	Basement	20`9" x 5`2"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **8997GC**

Remarks

Pub Rmks: **GORGEOUS HERITAGE STYLE HOME | 2 STOREY + LOFT | DOWNTOWN VIEW R-C2 CORNER LOT!** This beautiful 1929 home is extremely well-maintained and offers an exceptional location with all the charm and appeal of an established and vibrant community. This property is just blocks from parks, playgrounds and pathways and is easy walking distance to numerous schools, restaurants, coffee shops, the community centre and the Calgary Tennis Club - and also provides easy access to bike or even walk downtown. Whether you are enjoying one of many amazing dining options along 17th Avenue, taking the dog for a walk at a nearby off leash area or spending the day at South Calgary Park & Outdoor Pool, this location provides absolutely all the best that inner city living has to offer. The main level provides a warm and inviting atmosphere featuring a classic front vestibule and main foyer with the staircase to the second level and access to the cozy front sitting room with custom built-ins. The main floor den and living room has a gorgeous wood burning fireplace, large feature windows and is adjacent to the dining room with more than enough space for a full-size dining set. The kitchen is through a unique dual-hinged, dual-swinging door and features ample cabinet and cupboard space, full appliance package including a newer dishwasher and refrigerator with water and ice, and a functional sit-up coffee/breakfast bar. The main floor is completed with a half bathroom and a smart walk-in storage closet off the den with custom built in cabinets. The second level offers a gorgeous 19' x '12 primary bedroom suite with a vaulted ceiling that has an attached office, gas fireplace, walk-in closet and a spa-like 5-piece ensuite bathroom featuring heated floors, dual vanity with centre storage tower, oversized walk-in shower with rain head and body jets and a beautiful claw foot tub. This level also has a main renovated 4-piece bathroom with a jetted tub, south balcony and generous second and third bedrooms, with the larger SW bedroom boasting a walk-in closet and access to the third level loft space that provides a one-of-a-kind games/craft room area. The lower level has a spacious fourth bedroom, a cold room/storage space and laundry room that leads to the double garage and workshop. The landscaped back yard is truly a private oasis, spend your time unwinding with a coffee on the large deck or just relaxing and enjoying the comfortable outdoor space. The yard also features a circular paver stone patio and side storage shed. The list of additional features includes fully renovated primary bedroom, 5-piece ensuite and main 4-piece bathrooms, most windows replaced, hardwood floors, new on-demand tankless water heater, newer furnaces, drywalled, insulated and heated double garage, updated light fixtures, custom built-ins in the sitting room and main floor den closet, newer exterior painting, workbench and additional storage in the shop, custom window coverings and much more. Welcome Home.
 Inclusions: **All Wall-Mounted Shelves, Wall Mounted Bedside Lamps in Primary Bedroom, Workbench & Cabinets in Shop**
 Property Listed By: **CIR Realty**

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