



THE
A-TEAM

**RE/MAX
FIRST**

2714 21 Avenue, Calgary T3E 0H4

MLS®#: **A2160913**

Area: **Killarney/Glengarry**

Listing Date: **09/02/24**

List Price: **\$650,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1921**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,595**
Low Sqft:
Ttl Sqft: **1,595**

DOM

16
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Separate Entrance,Sump Pump(s),Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	6`7" x 6`3"
Bedroom	Main	9`8" x 11`2"
Kitchen	Main	14`6" x 4`0"
Living Room	Main	14`6" x 11`8"
Sunroom/Solarium	Main	12`0" x 7`5"
Bedroom - Primary	Second	12`10" x 18`5"
Storage	Basement	16`4" x 26`5"

Room	Level	Dimensions
3pc Bathroom	Main	6`0" x 6`2"
Dining Room	Main	10`9" x 10`4"
Kitchen	Main	10`5" x 10`3"
Living Room	Main	21`3" x 12`3"
3pc Bathroom	Second	7`9" x 7`0"
Bedroom	Second	9`7" x 10`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

56610

Remarks

Pub Rmks:

This charming character home in Killarney, situated on an R-C2 lot, is perfect for a family or someone looking for extra rental income. Beautifully redone hardwood flooring throughout the main level. The chef's kitchen is equipped with stainless steel appliances, perfect for cooking enthusiasts. The large dining room offers ample space for entertaining guests. The cozy living room offers a comfortable space to relax, and the reading room, bathed in natural light, provides a peaceful area with views of the front porch/veranda. A unique feature on this floor is the 3-piece bathroom with a stained glass door, adding a touch of character. Upstairs, you will find two bedrooms and a bathroom, offering privacy and comfort. The home boasts a beautiful covered front porch/veranda, an ideal spot for stargazing at night! The unfinished basement, where the washer and dryer are located, offers additional storage or potential for future development. The separate illegal suite at the back of the home has its own entrance and features 9-foot ceilings, a kitchenette, bedroom, living area, 3-piece bath, and its own washer and dryer, providing a great opportunity for rental income or a private space for guests. The fully fenced yard is perfect for kids and pets to play safely. Killarney is a vibrant neighbourhood with a wealth of amenities. Walking distance to Marda loop and 17th Avenue, super close to downtown, the LRT, parks, playgrounds and abundant shopping options. This home offers a blend of character and modern convenience, with potential for rental income or additional living space.

Inclusions:
Property Listed By:

**Items on wheels in the basement, Storage Shed
CIR Realty**

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











