



THE
A-TEAM

**RE/MAX
FIRST**

1138 21 Avenue, Calgary T2M1K9

MLS®#: **A2185806**

Area: **Capitol Hill**

Listing Date: **01/09/25**

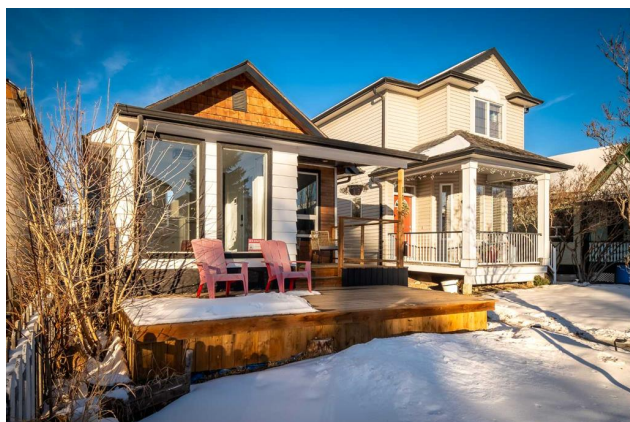
List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1914**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting**
Park Feat: **Off Street**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`2"
Bedroom - Primary	Main	8`5" x 11`9"
Foyer	Main	8`5" x 8`8"
Kitchen	Main	9`5" x 19`11"
Living Room	Main	9`5" x 11`10"
Bedroom	Main	8`5" x 11`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 6`0"
Dining Room	Main	9`5" x 7`7"
Hall	Main	3`7" x 4`2"
Laundry	Main	8`2" x 9`5"
Mud Room	Main	7`6" x 6`9"
Walk-In Closet	Main	8`5" x 4`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3150p

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome home to this beautiful FULLY RENOVATED bungalow in the desirable community of Capital hill. This charming bungalow was FULLY RENOVATED in 2019 which offers modern living with the comfort of a cozy, well-maintained home. Featuring 2 bedrooms, and 1.5 baths, it provides ample space and stylish updates throughout. The open-concept living area is perfect for entertaining or relaxing, while the updated kitchen boasts contemporary finishes and quality appliances. Rear entry provides a unique bonus: a dedicated dog wash area, perfect for keeping your furry friends clean. The partially developed basement offers a space ready for customization to suit your needs. This home combines convenience, functionality, and style, making it a perfect retreat. Steps away from Confederation park, SAIT and a short commute to the downtown core.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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



