



THE
A-TEAM

**RE/MAX
FIRST**

814 21 Avenue, Calgary T2G 1N1

MLS® #: **A2190206** Area: **Ramsay** Listing Date: **01/26/25** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1903**
Lot Information
 Lot Sz Ar: **2,766 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **857**
 Low Sqft:
 Ttl Sqft: **857**

DOM

77
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Sunroom/Solarium	Main	4`8" x 15`2"	Living Room	Main	13`10" x 15`3"
Dining Room	Main	10`11" x 12`0"	2pc Bathroom	Main	6`8" x 2`9"
Kitchen	Main	9`8" x 11`1"	Mud Room	Main	9`9" x 2`10"
Bedroom - Primary	Upper	9`4" x 12`2"	Walk-In Closet	Upper	9`3" x 2`8"
Bedroom	Upper	11`9" x 7`1"	4pc Bathroom	Upper	8`3" x 4`10"

Title: **Fee Simple**
Legal Desc: **4662R**
Zoning: **C-N2**

Remarks

Pub Rmks: **C-N2 zoning and totally renovated, ideal for your own small business or residential use, welcome to this single detached home in convenient Ramsay. It has been totally renovated with new windows, bathrooms, furnace, water heater, LVP flooring throughout the whole house, quartz counter tops, appliances, cabinets, paints... It has 2 bedrooms and 1 full bathroom on upper floor, main floor with large and bright living room, spacious kitchen, half bathroom, and large front veranda. It also has a big fenced front yard and large back yard with parking spaces. It closes to playground, shopping, restaurants, and easy access to major roads. **** 814 21 Ave SE ******

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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







