

1612 21 Street, Calgary T2N 2M2

MLS® #: **A2194412** Area: **Hounsfield Heights/Briar Hill** Listing Date: **02/27/25** List Price: **\$884,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **1952**
Lot Information
 Lot Sz Ar: **7,147 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,122**
 Low Sqft:
 Ttl Sqft: **1,122**

DOM
0
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Level**
 Park Feat: **Alley Access,Double Garage Detached,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Storage,Wood Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **3091GL**

Remarks

Pub Rmks: **Nestled in the sought-after community of Hounsfield Heights/Briar Hill, this bungalow offers over 2,200 square feet of developed living space with six bedrooms and**

three full bathrooms. Thoughtfully updated, the home features a double detached oversized garage and a backyard designed for both relaxation and functionality. The main floor showcases a bright and spacious living room, where large windows flood the area with natural light. Vinyl plank flooring extends through the living and kitchen areas, complementing the newly renovated Ikea kitchen. This modern space is equipped with sleek cabinetry, stainless steel appliances, and ample cupboard space. A dining area sits adjacent to the kitchen, creating a seamless flow for everyday meals and entertaining. Three bedrooms on the main level include a primary suite with a four-piece ensuite featuring a bidet toilet. An additional three-piece bathroom offers an oversized shower and another bidet toilet. Hardwood flooring adds warmth to the bedrooms, completing the inviting ambiance of the main floor. The fully developed basement expands the living space, offering a generous rec room that can be adapted to fit a variety of needs. Carpet flooring enhances comfort in this area, as well as in the three additional bedrooms. A three-piece bathroom with an oversized shower serves the lower level, which also includes laundry and storage. Extensive recent upgrades contribute to the home's appeal and efficiency. These include a new Ikea kitchen (2022), furnace (2022), roof (2021), and a basement renovation in 2022 with new carpeting, upgraded PEX plumbing, and new basement windows. The bathrooms have been refreshed, and additional insulation has been installed in both the attic and basement. Other notable improvements include a water filtration system, a 200-amp electrical upgrade, and an exterior stucco recoat completed in 2024. The backyard offers a concrete patio, a large grassy area, and a concrete pad behind the garage, providing extra parking or an RV storage option. Situated in a prime location, this home is just steps from the North Hill CTrain Station and a short walk to Briar Hill School. Queen Elizabeth High School is a five-minute drive away, while the University of Calgary and SAIT can be reached in minutes. The Bow River pathways, Confederation Park, and the West Hillhurst off-leash area are all within easy reach for outdoor enthusiasts. Essential amenities such as North Hill Mall, Market Mall, and the Louise Riley Public Library are conveniently nearby. The vibrant shops and restaurants of Kensington, along with quick access to downtown, make this location unbeatable. Proximity to McMahon Stadium, Foothills Hospital, and the Alberta Children's Hospital further enhances the home's desirability. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Inclusions:

Property Listed By:

N/A

Real Broker

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











