



1909 21 Avenue Calgary Alberta

\$1,150,000

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 h...

Primary Bedroom 19.67 Ft x 12.67 Ft

Other 11.50 Ft x 4.83 Ft

Bedroom 12.00 Ft x 11.67 Ft

Bedroom 9.92 Ft x 8.92 Ft

Office 12.00 Ft x 8.83 Ft

4pc Bathroom 7.75 Ft x 5.25 Ft

Storage 6.58 Ft x 5.25 Ft

Workshop 20.75 Ft x 5.17 Ft

Other 7.00 Ft x 5.00 Ft

Living room 12.92 Ft x 12.92 Ft

Dining room 12.42 Ft x 9.58 Ft

Kitchen 14.08 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

<http://www.gordongroupcalgary.com/>



See

Mirror

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5pc Bathroom 12.33 Ft x 11.33 Ft

Loft 19.67 Ft x 11.75 Ft

Bedroom 12.92 Ft x 12.42 Ft

Laundry room 11.42 Ft x 6.67 Ft

Den 7.42 Ft x 5.08 Ft

Family room 14.50 Ft x 12.00 Ft

2pc Bathroom 4.75 Ft x 3.75 Ft