



807 21 Avenue Calgary Alberta

\$599,900

An exceptional opportunity awaits to acquire this charming bungalow on an expansive lot boasting abundant southern exposure. Numerous improvements have been made, such as recently upgraded windows throughout, a newer roof, furnace, and hot water tank. The well-lit open-concept living room and dining area provide a welcoming ambiance. The main floor features two bedrooms, along with a fully renovated 4-piece bathroom in excellent condition. The kitchen offers convenient access to the south-facing yard and a spacious deck. Main floor laundry adds to the practicality of this home. The BASEMENT, which has experienced some water exposure, remains accessible for potential buyers to inspect. It houses two additional bedrooms and ample storage space. The landscaped yard is a visual delight with its profusion of perennial plants. Although the small single garage is primarily designated for storage, the property provides two parking spots on a gravel pad. The home and its appliances are being sold in "AS IS" condition, and any offers submitted should allow for the seller's lawyer to conduct a review. (id:6769)

Bedroom 17.75 Ft x 8.17 Ft
Bedroom 16.50 Ft x 11.33 Ft
Den 5.00 Ft x 4.67 Ft
Furnace 5.00 Ft x 5.00 Ft
Storage 14.42 Ft x 8.17 Ft
Foyer 6.00 Ft x 4.00 Ft
Living room 16.67 Ft x 10.92 Ft

Dining room 8.75 Ft x 7.58 Ft
Kitchen 13.92 Ft x 9.67 Ft
Primary Bedroom 9.92 Ft x 9.67 Ft
Bedroom 9.67 Ft x 8.08 Ft
4pc Bathroom 9.67 Ft x 6.25 Ft
Laundry room 7.42 Ft x 5.08 Ft
Other 7.42 Ft x 6.08 Ft

Listing Presented By:



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RE/MAX REAL ESTATE (CENTRAL)

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



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