



## 1217 21 Avenue Calgary Alberta

\$574,900

Charming Renovated Home in Capitol Hill with Modern Upgrades and Tranquil Surroundings! Welcome to the pinnacle of charm and comfort nestled on a serene street in the heart of Capitol Hill. This meticulously renovated residence invites you into a world of modern elegance, boasting a spectrum of thoughtful upgrades throughout the 1,600 total square feet of living space. Upon entering, the allure of new vinyl plank flooring harmonizes seamlessly with a fresh paint palette, setting the tone for sophistication. Two distinct living areas effortlessly cater to both entertainment and family dynamics, creating versatile spaces to suit your lifestyle. The bedrooms, generously sized and adorned with new carpeting, offer a retreat of tranquility. The vintage-inspired bathroom adds a touch of character, while the updated kitchen, adorned with sleek modern cabinets and built-in appliances, stands as the essence of contemporary design on the main floor. Embrace the outdoors in your south-facing backyard, basking in an abundance of natural sunlight. A single garage at the rear ensures convenient parking, adding an extra layer of practicality to this home. Living here is an outdoor enthusiast's dream, as access to Confederation Park's 400 acres is located right across the street. Here, you can keep busy all year 'round with cross-country ski trails, toboggan hills, a golf course, paved bike and walking pathways, tennis courts, playgrounds, baseball diamonds, picnic tables, gardens and more! Convenience is at your doorstep, with a mere stroll to a nearby bus stop and minutes away from SAIT, Confederation Park, schools, and essential amenities. This residence is more than a home; it's a lifestyle. Seize the opportunity - call now to schedule a private viewing and make this incredible home your own! (id:6769)

Dining room 11.83 Ft x 9.17 Ft

Family room 13.42 Ft x 7.58 Ft

Kitchen 10.08 Ft x 10.08 Ft

Living room 17.58 Ft x 9.17 Ft

Primary Bedroom 12.50 Ft x 8.67 Ft

Bedroom 8.83 Ft x 8.67 Ft

4pc Bathroom 5.58 Ft x 5.42 Ft

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net