

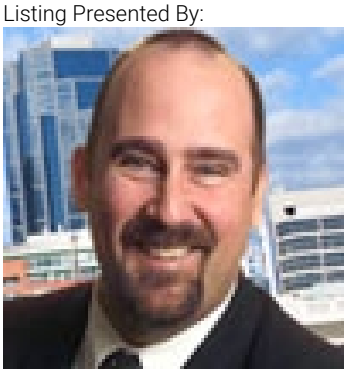
1239 21 Avenue Calgary Alberta

$739,900

INCREDIBLE LOCATION! CORNER LOT DIRECTLY ACROSS FROM CONFEDERATION PARK - EXCEPTIONAL INCOME POTENTIAL!THIS PROPERTY HAS IT ALL! Imagine living directly across the street from one of Calgary's most beautiful and sought-after green spaces, Confederation Park! Perfectly positioned on a desirable corner lot, just steps from a park entrance, this unique and beautifully maintained modified bungalow offers an extraordinary combination of location, character, versatility, and outstanding revenue potential. Opportunities like this rarely come along! What truly sets this property apart is its three separate rental spaces, offering exceptional flexibility and the potential to generate substantial rental income. Whether you're a savvy investor looking to maximize returns, a homeowner hoping to offset mortgage payments, or someone seeking a unique property with multiple living arrangements, the possibilities here are tremendous! Full of charm and character, this well-cared-for home showcases beautiful original hardwood flooring throughout, including the walkout level. The spacious main floor features a welcoming living room, a functional kitchen with a generous eating area, and three well-sized bedrooms, creating a comfortable and inviting living space. The walkout level offers two self-contained suites, each with its own separate entrance, while the unique loft/studio space above the attached double garage provides an additional rental opportunity and has historically been rented to students. With three distinct rental spaces, this property offers incredible flexibility for generating revenue while enjoying one of Calgary's most desirable inner-city locations. Outside, the mature landscaping creates a beautiful, established setting, complete with apple trees, colourful perennials, and a sunny south-facing backyard. The desirable corner lot enhances the property's appeal, ...

3pc Bathroom 5.58 Ft x 7.42 Ft
4pc Bathroom 8.33 Ft x 5.75 Ft
Bedroom 12.58 Ft x 11.33 Ft
Bedroom 12.67 Ft x 10.33 Ft
Bedroom 12.58 Ft x 10.58 Ft
Kitchen 13.50 Ft x 10.00 Ft
3pc Bathroom 10.25 Ft x 9.50 Ft
3pc Bathroom 5.00 Ft x 8.75 Ft
Bedroom 10.33 Ft x 11.67 Ft
Dining room 8.50 Ft x 6.17 Ft
Kitchen 13.17 Ft x 7.08 Ft
Living room 15.42 Ft x 19.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

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RE/MAX Realty Professionals

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Laundry room 6.42 Ft x 9.75 Ft

Recreational, Games room 13.50 Ft x 11.75 Ft

Storage 7.58 Ft x 3.25 Ft

Office 11.33 Ft x 12.08 Ft

Primary Bedroom 19.25 Ft x 18.58 Ft