



1623 21 Avenue Calgary Alberta

\$825,000

Over-sized 55 x 120 ft South backing lot in a quiet pocket of desirable Capitol Hill! Ideal for re-development, the existing property is a decently maintained bungalow with an illegal basement suite. The main floor offers an open concept living area with hardwood floors and large windows. Step through the sliding floors to the massive South facing backyard. Two good sized bedrooms, a 4 pc bath & laundry complete the main level. The lower level has a separate entrance, large rec/living area, bedroom, 3 pc bathroom, & laundry. Centrally located, the property is just a half block East of Capitol Hill Elementary School, a half block West of the Community Center (home to a new playground and beautiful green space), & a 600m stroll to Confederation Park. Highly rated High Schools (St Francis and William Aberhart) are just 2km away; post Secondary education is equally easy to access with the University of Calgary just 2km away & S.A.I.T a mere 1km away. Enjoy the easy access to the downtown core and all of the shops and amenities afforded via North Hill Mall. Public transit options are abundant with the LRT station just a short walk. Call for more information on this exceptional opportunity in the heart of Inner City Calgary! (id:6769)

Kitchen 14.00 Ft x 11.50 Ft

Recreational, Games room 21.50 Ft x 13.00 Ft

Bedroom 15.00 Ft x 10.00 Ft

3pc Bathroom 8.50 Ft x 7.00 Ft

Furnace 8.50 Ft x 6.00 Ft

Living room 16.50 Ft x 13.00 Ft

Dining room 9.50 Ft x 8.00 Ft

Kitchen 13.00 Ft x 9.00 Ft

Primary Bedroom 12.50 Ft x 10.50 Ft

Bedroom 12.50 Ft x 10.00 Ft

4pc Bathroom 9.00 Ft x 6.50 Ft

Laundry room 3.50 Ft x 3.50 Ft

Listing Presented By:



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