



## 2009 21 Avenue Calgary Alberta

\$700,000

Beautiful two storey home in a prime inner city location with a south backyard & many upgrades. Featuring a white kitchen with an island, granite countertops & pantry. The dining room is open to a sunken living room with a wood fireplace & gas lighter. There is also a 2 piece bathroom on the main floor. The primary bedroom on the upper floor has a small deck overlooking the treed backyard & a walk-in closet. The second bedroom has partial city views to the north (more of a view in winter when the leaves are gone from the trees). You will be impressed with the spacious new main bathroom. The lower level features a family room with patio doors leading to a private garden & you will be amazed at all the river rock featured in this yard. Also on the lower level you will find a four piece bath, a Bosch washer & dryer, storage, built-in vacuum, utilities & entrance to the garage. The hot water tank was new in 2022, the furnace in 2020, all but 5 new windows in 2020, new roof & siding in 2016. The foundation has an engineer's certificate. The street is very quiet & the neighbours are great too! Walking distance to 17th Avenue & Marda Loop businesses & restaurants. The total above & below grade area is 1,907.09 sq. ft. (total main & upper levels is 1,402.75 sq. ft.). (id:6769)

Family room 15.92 Ft x 13.00 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft  
Living room 19.08 Ft x 14.08 Ft  
Kitchen 15.50 Ft x 13.58 Ft  
Dining room 10.00 Ft x 9.75 Ft

2pc Bathroom 7.00 Ft x 2.58 Ft  
Primary Bedroom 15.92 Ft x 15.92 Ft  
Bedroom 14.08 Ft x 13.83 Ft  
4pc Bathroom 9.67 Ft x 9.25 Ft

Listing Presented By:



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