



252 21 Avenue Calgary Alberta

\$745,000

Welcome to 252 21 Ave NE, a charming inner-city property nestled on a tree-lined street just minutes from downtown Calgary. This beautifully maintained home offers over 2,525 sq ft of developed living space across three levels, featuring 4 bedrooms, 3.5 bathrooms, and a flexible layout perfect for multi-generational living or rental income. Upper Floor (747 sq ft) 3 spacious bedrooms, including a large primary suite with 3-piece ensuite 4-piece main bathroom Generous closet space and natural light throughout Main Floor (1,166 sq ft) Bright and open living and family rooms Formal dining area and a cozy 2-piece powder room Updated kitchen with efficient layout Dedicated separate laundry area Access to a private deck for outdoor entertaining Basement (865 sq ft - Illegal Suite) 1 large bedroom and a 4-piece bathroom Oversized rec room and second laundry area Direct separate entry ideal for rental or extended family Converted single attached garage currently used as additional living or storage space Enjoy the warmth of hardwood flooring, updated finishes, and the versatility this home offers. Located in one of Calgary's most desirable neighborhoods, you'll love the proximity to schools, parks, shops, and all the vibrancy of downtown just minutes away. (id:6769)

4pc Bathroom 9.25 Ft x 6.25 Ft
Bedroom 12.50 Ft x 13.25 Ft
Living room 16.08 Ft x 28.50 Ft
Furnace 5.92 Ft x 8.75 Ft
2pc Bathroom 6.00 Ft x 3.92 Ft
Dining room 13.00 Ft x 12.08 Ft
Family room 16.58 Ft x 14.75 Ft
Kitchen 6.75 Ft x 11.00 Ft

Living room 12.92 Ft x 15.67 Ft
Recreational, Games room 13.00 Ft x 21.67 Ft
3pc Bathroom 6.00 Ft x 7.00 Ft
4pc Bathroom 6.75 Ft x 8.08 Ft
Bedroom 10.58 Ft x 10.08 Ft
Bedroom 10.58 Ft x 9.67 Ft
Primary Bedroom 13.83 Ft x 14.42 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX Realty Professionals

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