



## 252 21 Avenue Calgary Alberta

\$699,900

Welcome to this modern, updated two-storey home offering 4 bedrooms, 3.5 bathrooms, and a fully developed basement with a separate entrance and illegal suite—perfect for extended family, guests, or added income potential. The main floor features a bright and spacious living and dining area, seamlessly connected to a contemporary kitchen complete with stainless steel appliances and plenty of room to cook, gather, and entertain. Upstairs, the generous primary suite includes its own private ensuite, while two additional well-sized bedrooms and a full bathroom complete the upper level. Downstairs, the basement is thoughtfully laid out with a private living space, bedroom, full bathroom, kitchen, and separate entrance, offering incredible flexibility for multi-generational living or rental opportunities. Located in an excellent inner-city setting, this well-maintained home is in great condition and delivers outstanding functionality, versatility, and value in one complete package. (id:6769)

Laundry room 9.08 Ft x 2.75 Ft

Bedroom 12.33 Ft x 10.58 Ft

4pc Bathroom 9.08 Ft x 6.17 Ft

Furnace 5.92 Ft x 9.00 Ft

Kitchen 9.08 Ft x 8.92 Ft

Dining room 9.58 Ft x 6.00 Ft

Family room 15.83 Ft x 13.25 Ft

Furnace 2.50 Ft x 3.08 Ft

Living room 12.83 Ft x 14.42 Ft

Dining room 12.75 Ft x 11.92 Ft

Kitchen 7.00 Ft x 10.92 Ft

2pc Bathroom 5.92 Ft x 2.92 Ft

Family room 16.33 Ft x 14.58 Ft

Laundry room 3.00 Ft x 3.17 Ft

Other 13.00 Ft x 14.67 Ft

Other 3.25 Ft x 6.83 Ft

Other 2.83 Ft x 4.92 Ft

Bedroom 10.50 Ft x 9.50 Ft

4pc Bathroom 6.67 Ft x 8.00 Ft

Listing Presented By:



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