



## 2714 21 Avenue Calgary Alberta

\$650,000

This charming character home in Killarney, situated on an R-C2 lot, is perfect for a family or someone looking for extra rental income. Beautifully redone hardwood flooring throughout the main level. The chef's kitchen is equipped with stainless steel appliances, perfect for cooking enthusiasts. The large dining room offers ample space for entertaining guests. The cozy living room offers a comfortable space to relax, and the reading room, bathed in natural light, provides a peaceful area with views of the front porch/veranda. A unique feature on this floor is the 3-piece bathroom with a stained glass door, adding a touch of character. Upstairs, you will find two bedrooms and a bathroom, offering privacy and comfort. The home boasts a beautiful covered front porch/veranda, an ideal spot for stargazing at night! The unfinished basement, where the washer and dryer are located, offers additional storage or potential for future development. The separate illegal suite at the back of the home has its own entrance and features 9-foot ceilings, a kitchenette, bedroom, living area, 3-piece bath, and its own washer and dryer, providing a great opportunity for rental income or a private space for guests. The fully fenced yard is perfect for kids and pets to play safely. Killarney is a vibrant neighbourhood with a wealth of amenities. Walking distance to Marda loop and 17th Avenue, super close to downtown, the LRT, parks, playgrounds and abundant shopping options. This home offers a blend of character and modern convenience, with potential for rental income or additional living space. (id:6769)

3pc Bathroom 7.75 Ft x 7.00 Ft  
 Primary Bedroom 12.83 Ft x 18.42 Ft  
 Bedroom 9.58 Ft x 10.42 Ft  
 Storage 16.33 Ft x 26.42 Ft  
 3pc Bathroom 6.58 Ft x 6.25 Ft  
 3pc Bathroom 6.00 Ft x 6.17 Ft  
 Bedroom 9.67 Ft x 11.17 Ft

Dining room 10.75 Ft x 10.33 Ft  
 Kitchen 14.50 Ft x 4.00 Ft  
 Kitchen 10.42 Ft x 10.25 Ft  
 Living room 14.50 Ft x 11.67 Ft  
 Living room 21.25 Ft x 12.25 Ft  
 Sunroom 12.00 Ft x 7.42 Ft

Listing Presented By:



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