

\$750,000 - 1917 21 Avenue Nw, Calgary

MLS® #A2121169

\$750,000

4 Bedroom, 2.00 Bathroom, 1,052 sqft
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

****Attention Developers and Investors!****

Welcome to this charming 4-bedroom bungalow in the beautiful neighbourhood of Banff Trail. Situated just minutes from downtown, esteemed educational institutions like the University of Calgary and SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, the vibrant University District, Confederation Park Golf Course, Confederation Park, Bicycle Pump Track and Splash Park, this property offers an unbeatable location. This home retains most of its original features, including a custom shelving unit between the dining area and the living room, adding character and warmth. Additionally, the basement presents an illegal suite, providing additional living space or income potential. With its generous lot size (50' X 119' 3/4") and desirable location, this property presents an excellent opportunity for redevelopment in a thriving community. Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Take advantage of the chance to own a piece of Banff Trail's history while seizing the opportunity for future growth and development. Act now to explore the potential of this rare gem before it's too late!

Built in 1955

Essential Information



MLS® #	A2121169
Price	\$750,000
Sold Price	\$856,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1917 21 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1M7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Brush, Front Yard, Lawn, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 15th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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