

\$625,000 - 318 21 Avenue Sw, Calgary

MLS® #A2130598

\$625,000

3 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0.01 Acres

Mission, Calgary, Alberta

Set amongst nature in the heart of the city - it doesn't get any better than this! Mission is the ultimate pedestrian oriented area, and one of the most desirable communities in all of Calgary, filled with unique boutiques, restaurants, cafes and pubs. This charming character home hosts three independent illegal suites, each with their own bedroom, bathroom, kitchen, laundry facilities and private entrance. Outside is a single detached garage and a spacious private backyard with a storage shed. Total monthly rental income is \$3,385/month with month-to-month tenants. A great income generating play with ample redevelopment potential in an ever evolving district of the city. Mere minutes away from Lindsay Park, this property is a testament to the urban living experience in an awe-inspiring natural setting, with winding pathways, unparalleled views and an abundance of convenient amenities at your doorstep. Walk to the action of 17th Ave, the hustle of downtown, or the tranquility of the river pathway network. This rare inner city lot is 25' x 130' or 3,260 total SF and zoned DC with R-M6 guidelines, see supplements for specific details on land use. The potential is unlimited, and the price is right!

Built in 1910

Essential Information

MLS® #

A2130598



Price	\$625,000
Sold Price	\$609,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Acres	0.01
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	318 21 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G8

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Block

Additional Information

Date Listed	May 13th, 2024
Date Sold	June 20th, 2024
Days on Market	38
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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