

\$825,000 - 1623 21 Avenue Nw, Calgary

MLS® #A2131336

\$825,000

3 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.15 Acres

Capitol Hill, Calgary, Alberta

Over-sized 55 x 120 ft South backing lot in a quiet pocket of desirable Capitol Hill! Ideal for re-development, the existing property is a decently maintained bungalow with an illegal basement suite. The main floor offers an open concept living area with hardwood floors and large windows. Step through the sliding floors to the massive South facing backyard. Two good sized bedrooms, a 4 pc bath & laundry complete the main level. The lower level has a separate entrance, large rec/living area, bedroom, 3 pc bathroom, & laundry. Centrally located, the property is just a half block East of Capitol Hill Elementary School, a half block West of the Community Center (home to a new playground and beautiful green space), & a 600m stroll to Confederation Park. Highly rated High Schools (St Francis and William Aberhart) are just 2km away; post Secondary education is equally easy to access with the University of Calgary just 2km away & S.A.I.T a mere 1km away. Enjoy the easy access to the downtown core and all of the shops and amenities afforded via North Hill Mall. Public transit options are abundant with the LRT station just a short walk. Call for more information on this exceptional opportunity in the heart of Inner City Calgary!

Built in 1951

Essential Information

MLS® #

A2131336



Price	\$825,000
Sold Price	\$815,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.15
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1623 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1M2

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	July 16th, 2024
Days on Market	53
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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