

\$724,900 - 8, 2121 98 Avenue Sw, Calgary

MLS® #A2132150

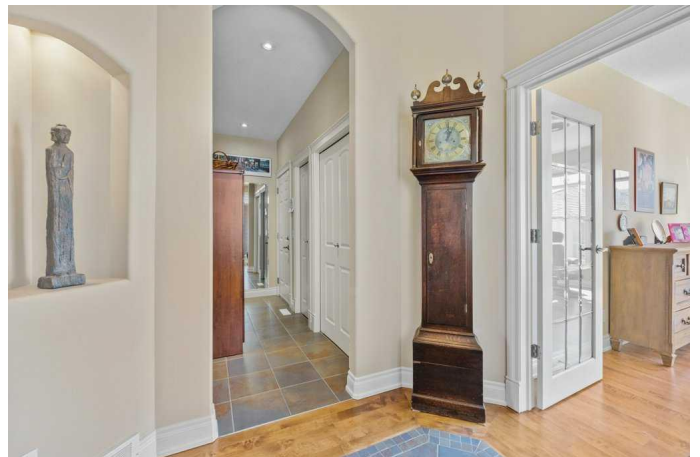
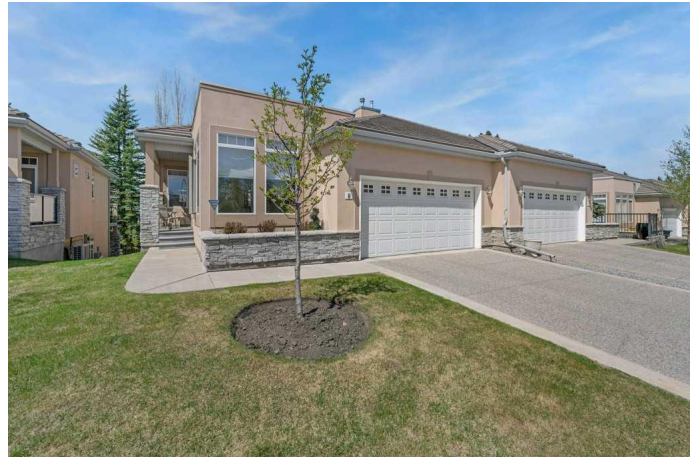
\$724,900

2 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.09 Acres

Palliser, Calgary, Alberta

*** OPEN HOUSE THURSDAY MAY 16TH, NOON TO 2:00 PM*** Have you been waiting for an UPSCALE BUNGALOW VILLA with a FINISHED WALKOUT basement? Are you done with cutting the grass and shovelling the driveway? Come see Wyngate of Pumphill. This is the perfect LOCK-AND-LEAVE villa community, CLOSE TO SHOPPING and many other amenities (including GLENMORE RESERVOIR for long walks or bike rides)! Beautiful exterior. This villa has curb appeal that will always say 'Welcome Home'. You will love the rooflines, and the TILED ROOFING too (EXTREMELY DURABLE)! EXPOSED AGGREGATE driveway, and STUCCO siding with LOTS OF exterior STONework. The double attached garage is HEATED! Step in the front door and you will immediately appreciate the SOARING VAULTED CEILINGS and EXTENSIVE HARDWOOD flooring (in impeccable condition)! The office entry is near the front of the home for a quiet space to work or relax, designed with four windows for PLENTY OF NATURAL LIGHTING. Want to avoid renovating? The work has already been done here! Step into the kitchen with BEAUTIFUL RAISED PANEL MAPLE cabinets (custom designed for the space) and STONE COUNTERTOPS! A WIDE ARCHWAY leads into your kitchen with a FRONT WINDOW, two upper SIDE WINDOWS, and a 'CUT-THROUGH' to the dining area - brilliantly designed to maximize lighting and openness!



Need table space for entertaining family and friends? The DINING ROOM IS SO SPACIOUS that you COULD SEAT 12-14! HIGH CEILINGS above kitchen and living and dining rooms make the rooms feel even more spacious. The LIVING ROOM is both ELEGANT AND COZY, with a gas fireplace and windows that look onto mature trees. Step out to your upper deck with vinyl flooring, aluminum railing (with glass inserts) and a BBQ gas line. At the end of the day, when its time to wind down, you will love your personal retreat. The primary bedroom has a very spacious ensuite bathroom (and a large walk-in closet with built-in shelving). The ensuite has double sinks, a deep soaker tub to relax in, and a separate shower. Plenty of room in the primary bedroom for a king-sized bed and dressers. Head downstairs to your finished walkout basement. Have you ever had in-floor heat in your basement? Together with a second fireplace downstairs, the inslab heat is fantastic for keeping the lower cozy all year round. This does not feel like a basement, with so much natural light, and double garden doors leading to an enclosed lower patio (perfect little enclosure if you have a small pet). The lower level offers another spacious bedroom (with walk-in closet), a second office (or hobby room), family room with fireplace, full bathroom, and lots of storage space. Recent updates to the home include: New water heater in 2022, New kitchen tap in 2022, New flat roofing in the front in 2015, New flat roofing in the back in 2023, New garage door opener (lockable) in 2021, New door locks 2022, New toilet in the half bath 2023, and more. Option for laundry on main or lower.

Built in 2003

Essential Information

MLS® #	A2132150
Price	\$724,900
Sold Price	\$840,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	8, 2121 98 Avenue Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4S6

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped
Roof	Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 22nd, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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