

\$734,500 - 726 21 Avenue Nw, Calgary

MLS® #A2132991

\$734,500

4 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

Beautifully updated home on one of the most desirable streets in the highly coveted community of Mount Pleasant. This property features an (illegal) basement suite and an oversized heated double detached garage. A sunny, south-facing front porch welcomes you to the main floor. Inside, you'll find a spacious front living room with a large picture window that floods the space with natural light, complemented by a gas fireplace with built-in shelving. The adjacent dining room leads to a stunning kitchen with newer cabinets, some updated appliances, a tiled backsplash, modern lighting, and granite countertops. The main floor also includes two bedrooms, an updated four-piece bathroom, and a laundry room. The fully finished (illegal) basement suite can be accessed through a side door or rear walk-up. Large windows throughout the basement let in ample natural light. The suite (illegal) features a kitchen with a breakfast nook, newer cabinets, and a tiled backsplash. The adjacent living room is highlighted by a corner gas fireplace. A spacious front bedroom sits next to a refurbished four-piece bathroom. The basement is completed by a second bedroom or flex area with its own three-piece ensuite bathroom and direct walk-up access to the backyard, along with a second laundry room. The backyard, perfect for entertaining or relaxing, includes artificial turf along the side of the home and a putting green in the rear. Additionally, the property offers an oversized heated double garage, ideal for car



enthusiasts, mechanics, workshops, a home gym, or extra storage. This fantastic home is conveniently located just steps from multiple schools, parks, restaurants, and transit, and is only minutes away from SAIT and the downtown core.

Built in 1946

Essential Information

MLS® #	A2132991
Price	\$734,500
Sold Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,161
Acres	0.10
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	726 21 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1K2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), See Remarks, Separate Entrance
Appliances	Garage Control(s), Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 16th, 2024
Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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