

\$784,900 - 454 21 Avenue Nw, Calgary

MLS® #A2150809

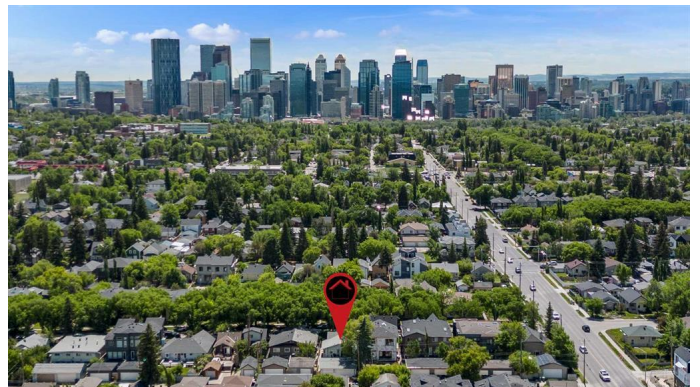
\$784,900

3 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.11 Acres

Mount Pleasant, Calgary, Alberta

This updated Bungalow offers the perfect blend of style and comfort and is nestled within the desirable Mount Pleasant, on one of Calgary's most desired tree-lined streets. Combining recent upgrades (over \$40,000) with the original 1940s charm, this stunning residence features over 2,290 sqft of developed living space and exudes pride of ownership. Upon entry you, will be delighted with the bright open design showcasing the brand new, sleek vinyl plank flooring complimented by the neutral color palette, adding warmth and character. The main floor features an abundance of natural light, and the Living room has a large south facing window overlooking the front porch and garden. With clear sight lines to all your living areas, you will be able to entertain with ease, especially in this large and open kitchen. Featuring new windows, glistening granite countertops, a plethora of cabinetry, newer Stainless-steel appliances plus a kitchen island with seating for 2, the kitchen and living areas flow seamlessly into your dining room. The primary bedroom contains a walk-in-closet as well as direct access to your rear deck, to enjoy your morning coffee and appreciate the lush backyard. Finishing the main floor, is your second bedroom and 4-piece main bathroom, complete with separate shower and soaker tub. The basement features include a rec room complete with charming wainscotting, a spacious bedroom with a closet and separate flex space, plus a 4 piece bathroom and a new



furnace and new hot water tank! If you need plenty of parking then this is the property for you! There is Triple garage for all of your vehicle needs. Enjoy the beautifully landscaped backyard, complete with a rear deck, mature landscaping and garden beds, with plenty of space for the kids and pets to run around. This charming property has been thoughtfully and lovingly updated and has impressive curb appeal that matches the relaxing interior. Don't miss out and book your private showing today!

Built in 1942

Essential Information

MLS® #	A2150809
Price	\$784,900
Sold Price	\$784,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.11
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	454 21 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1J5

Amenities

Parking Spaces	3
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Parking	Garage Door Opener, Garage Faces Rear, Triple Garage Detached, Workshop in Garage
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Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 7th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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