



\$ 670,000.00

1331 21 AVENUE NW CALGARY

<https://paulbrinton.com>

Exceptional property close to confederation park and Sait ,great investment property, situated on 2 lots, well maintained home, separate entrance to a illegal suite , 3 bedrooms up and 2 down, furnace is only 3 years old room , 2 gas fireplaces, hardwood floors, new carpet in basement, upper suite...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bi-Level

MLS ® #: A1152378

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-29 19:14:29

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 10/10/21

Lot size: 5996 sq ft

Year built: 1952

Parking: Outside, Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Accessibility Features: Accessible Full Bath, Accessible Washer/Dryer

Community Features: Other, Schools Nearby, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: See Remarks

Roof Type: Asphalt Shingle

Total Parking: 2

Flooring: Carpet, Hardwood, Laminate

Fireplace Features: Gas, Gas Starter

Exterior Features: Private Yard

District: CAL Zone CC

Inclusions: none

Lot Features: Back Lane, Back Yard, Landscaped

Heating Type: Mid Efficiency, Natural Gas

PROPERTY INFORMATION



Basement: Full, Separate/Exterior Entry, Suite

Laundry features: Lower Level

Transaction Type: For Sale

Photo Count: 24

Construction Materials: See Remarks,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Electric Stove,Microwave,Refrigerator

Subdivision Name: Capitol Hill

Lot Size Acres: 0.14

Levels: Bi-Level

Zoning: R-C2

List Price Square Foot: \$ 541.59

Rooms Above Grade: 6

Suite: Suite - Illegal

Frontage Metres: 15.24M 50`0"

Living Area SF: 1273.85

Structure Type: House

Restrictions: None Known

