



\$ 468,500.00

## 1811 21 AVENUE NW CALGARY

<https://paulbrinton.com>

UNBEATABLE LOCATION AND INCOME POTENTIAL with this 3-bedroom gem in the highly sought-after community of Capitol Hill. Located on a quiet street facing the beautiful green space of one of two elementary schools in the immediate area. Short walk to all levels of other schools including the University of Calgary...

- 3 beds
- 2 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow, Side by Side

**MLS ® #:** A1160682

**Type:** Semi Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 17:16:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Lot size:** 3003 sq ft

**Year built:** 1977

**Parking:** Off Street, Oversized, Single  
Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Laminate, Tile

**Community Features:** Golf, Park, Schools  
Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home, No  
Smoking Home

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Water Source:** Public

**Exterior Features:** Playground, Private  
Entrance, Private Yard

**District:** CAL Zone CC

**Inclusions:** basement electric stove,  
microwave hoodfan, dishwasher, refrigerator

**Lot Features:** Back  
Lane, Landscaped, Level, Rectangular Lot

**Heating Type:** Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior **Levels:** One

Entry, Suite



**Laundry features:** Lower Level, Main Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 507.58

**Title Land:** Fee Simple

**Photo Count:** 39

**Rooms Above Grade:** 6

**Unit Exposure:** N

**Construction Materials:** Stucco,Wood  
Frame

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 7.60M 24`11"

**Appliances:** Dishwasher,Dryer,Electric  
Stove,European Washer/Dryer  
Combination,Garage Control(s),Microwave  
Hood Fan,Refrigerator,Washer,Window  
Coverings

**Living Area SF:** 923.00

**Subdivision Name:** Capitol Hill

**Structure Type:** Duplex

**Lot Size Acres:** 0.07

**Restrictions:** Encroachment

