



\$ 399,900.00

## 3508 21 STREET SW CALGARY

<https://paulbrinton.com>

Amazing location in the heart of Marda Loop!  
Extremely walkable location in close proximity to all the amazing amenities Marda Loop is known for.  
This character home is situated on a West facing lot. Uniquely separated front and back making 2 separate suites (illegal) to maximize rental income for this...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 1 and Half Storey

**MLS ® #:** A1160938

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 21:15:29

**Bathrooms:** 2

**Bedrooms Above Grade:** 4

**Date added:** 11/10/21

**Lot size:** 2497 sq ft

**Year built:** 1914

**Parking:** Off Street, On Street

## PROPERTY FEATURES

**Total Parking:** 1

**Community Features:** Schools Nearby, Shopping Nearby

**Fencing:** Fenced, Partial

**Cooling:** None

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

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet, Laminate, Linoleum

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

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Yard

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

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** One and One Half

**Zoning:** M-C1

**List Price Square Foot:** \$ 288.11

**Photo Count:** 30



**Rooms Above Grade:** 9

**Construction Materials:** Wood Frame

**Foundation:** Block

**Appliances:** Dryer,Electric  
Stove,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Altadore

**Lot Size Acres:** 0.06

**Unit Exposure:** W

**Suite:** Suite - Illegal

**Frontage Metres:** 7.61M 25`0"

**Living Area SF:** 1388.00

**Structure Type:** House

**Restrictions:** None Known

