



614 21 Avenue NE
Calgary, Alberta

MLS # A2289411



\$639,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	854 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to this beautifully upgraded 3-bedroom, 2-bathroom bungalow located in the highly desirable community of Winston Heights–Mountview—one of inner-city Calgary’s most sought-after neighbourhoods. Whether you’re looking for a move-in-ready home, an investment property, or a prime redevelopment opportunity, this property offers exceptional versatility. Situated on a generous lot in a rapidly evolving area, this property presents incredible potential for future redevelopment, surrounded by new infill projects and continued community growth. The lot’s size and location make it an ideal candidate for a custom new build or modern infill, offering long-term value in a prime inner-city setting. Inside, the home has been thoughtfully updated with hardwood flooring on the main level and wide-plank vinyl flooring throughout the lower level. Updates include all-new appliances, new countertops, custom closets, and stylish cabinetry that elevate both form and function. The inviting living room is anchored by a gorgeous wood-burning fireplace, wrapped in sleek black tile for a striking contemporary focal point. The current layout offers flexibility with 2 bedrooms upstairs, a 4-piece bath, and a partial kitchen setup—ideal for entertaining or multi-generational living. The fully developed basement includes a full kitchen, an additional bedroom, bathroom, laundry, and living space. The main level can easily be converted back into a full kitchen if desired. Outside, enjoy a large backyard with endless possibilities—whether for outdoor living, rental potential, or future redevelopment—along with the convenience of a single detached garage. This is a rare opportunity to secure a well-maintained, upgraded home with strong holding value and outstanding redevelopment potential in one of Calgary’s

most desirable inner-city communities.