



GRASSROOTS
REALTY GROUP

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820 21 Avenue SE
Calgary, Alberta

MLS # A2309129



\$699,900

Division:	Ramsay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,179 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Kitchen Island

Experience elevated urban living in this sophisticated infill located in the heart of Ramsay, just a few steps from the Scotsman's Hill Ridge for stunning downtown views and front-row seats to the Stampede fireworks. This home offers an unbeatable lifestyle with a quick commute and easy walking distance to trendy Inglewood, lots of breweries and restaurants, and the Crossroads Market. The interior showcases 9ft main floor ceilings, hardwood and tile flooring, and a chef-inspired kitchen complete with quartz countertops, stainless steel appliances, and a spacious pantry. Upstairs, the layout features three bedrooms, including a primary retreat with a double-sink ensuite and two additional bedrooms connected by a functional Jack and Jill bathroom. The fully finished basement significantly expands the living space, offering a family room, fourth bedroom, and a modern 3-piece bathroom. Exterior highlights include a detached double garage, and a low-maintenance backyard with a poured concrete patio, raised garden beds and BBQ gas line. This home is a gem for those looking to get into all that inner-city living has to offer.