



**2120 21 Avenue
Didsbury, Alberta**

MLS # A2319863



\$359,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,730 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Pantry, Stone Counters		

Inclusions: any window coverings

Enjoy the perfect blend of space, convenience, and small-town charm in this beautifully maintained 3-storey townhouse offering 1,730 sq. ft. of comfortable living space and a front attached garage with additional driveway parking. Ideally located just a short 2-minute walk to Ross Ford Elementary and Westglen Schools, this home is also situated beside Kinsmen Park, a basketball court, and the local museum, making it an excellent choice for families. Unlike many townhomes, this property is individually titled with no HOA or condo fees. The ground floor features a spacious front entry, a versatile family/recreation room, laundry area, mechanical room, and direct access to the backyard with an impressive oversized deck. The main level offers a bright and inviting living room highlighted by a corner gas fireplace, a convenient 2-piece bathroom, and a functional kitchen and dining area that opens onto a north-facing deck overlooking the backyard and adjacent green space. Upstairs, you'll find a generous primary bedroom complete with a private ensuite, along with two additional bedrooms and a full bathroom. Whether you're a first-time buyer, growing family, or investor, this well-located home offers exceptional value and lifestyle in a welcoming community. Lots of light, lots of space, exceptional amenities nearby, and the perfect location all wrapped in a pretty bow. Come and check it out!