



GRASSROOTS

REALTY GROUP

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**531 21 Avenue SW
Calgary, Alberta**

MLS # A2326457



\$989,000

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	1910 (116 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Softwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Wood Windows		

Inclusions: 2 fridges, 2 stoves, 2 dishwasher, 2 range hood,

Classic character home in a great location. Unusually large lot: 33' x 120'. This was a grand house when it was built and it's still filled with lots of charm and original period details. Great curb appeal with vintage front fence, full-width covered front porch and the original front door. This property can satisfy a number of buyer profiles: it functions well as a single family home but it can also function as 3 illegal suites (main, upper and lower) so a buyer could rent out all or part of it. The owner has lived in the house for close to 40 years and it's been well cared for. Total of 2650 square feet developed and large rooms throughout. The main floor includes a generous foyer, living room, dining room, den with ornamental fireplace, 4 piece bath and a bright kitchen with some updates. Upstairs there are 4 bedrooms (one is currently a kitchen) and a 4-piece bathroom. The lower level has a living room, bedroom, renovated 4-piece bath and kitchen-laundry-storage area. There is a large, high attic which could be developed adding +/- 500 square feet. The twin house to the east has developed the attic. Sunny south rear yard with an vintage single garage (used for storage). This is wonderful opportunity for a buyer with some vision who wants to update to their personal preferences.