

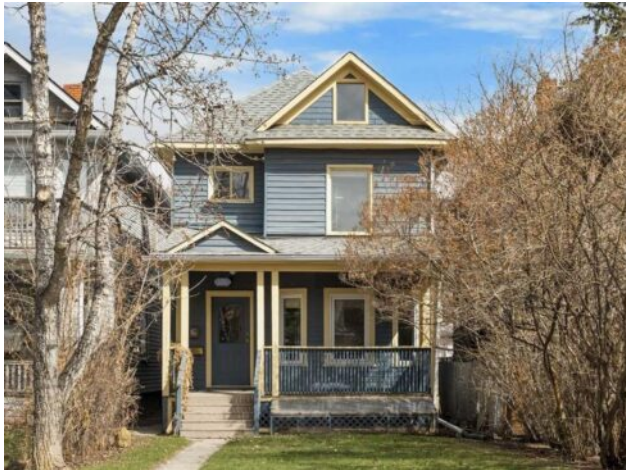


GRASSROOTS
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528 21 Avenue SW
Calgary, Alberta

MLS # A2333462



\$865,000

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,648 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	3
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Electric Stove in Upper, Refrigerator in Upper, Refrigerator in Basement

ATTENTION INNER-CITY BUYERS — rare opportunity to own a character home on a 2,960 sq ft lot in the heart of Cliff Bungalow. Offering exceptional flexibility, unique living spaces, and future potential, this inner-city gem is just steps to 4 Street SW, 17 Avenue SW, transit, cafés, restaurants, shopping, and minutes to downtown. This charming character home is currently configured with multiple self-contained illegal suites, making it ideal for multi-generational living or flexible ownership options. The Main Level offers impressive 9 ft ceilings, a bright south-facing Bedroom with bay window and ceiling fan, and a warm Living Room with fireplace. The Kitchen features granite countertops, mosaic tile backsplash, and ceiling-height cabinetry, while the spacious Dining Room provides excellent space for daily meals. A versatile Nook at the rear includes sliding patio door access to the Deck and backyard. The 4pc Bath is tastefully finished with tile surround and added storage. Step outside to enjoy the private yard with firepit and gate access to the back lane. The Upper Level with Loft is full of charm and character, featuring a well-sized Bedroom with French door access to the Living Room, a functional Kitchen with access to a private Balcony, and a 4pc Bath with tile finishes. The Living Room impresses with soaring 13'9" / 9'8" vaulted ceilings, a gas fireplace, and stair access to the Loft above—ideal for lounging, a home office, or flexible living space. The Basement illegal Bachelor suite has its own separate entry and offers a well-sized living/bedroom area, Kitchen with granite countertops, a 3pc Bath, and an additional Den for storage or workspace flexibility. Shared Laundry is conveniently located at the main level entry. Recent updates include bathrooms and vinyl plank flooring throughout all levels, providing durability and low-maintenance

appeal. Exterior features include a single detached garage, rear parking pad, plus street parking. Cliff Bungalow is one of Calgary's premier inner-city neighbourhoods with exceptional walkability. Enjoy quick access to Mission, Beltline nightlife, parks, downtown offices, Macleod Trail, and Elbow Drive. This is a rare opportunity to own a unique character home in a highly sought-after SW inner-city location with outstanding lifestyle convenience.