



GRASSROOTS
REALTY GROUP

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613 21 Street NW
Calgary, Alberta

MLS # A2352605

\$499,900

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	954 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

An incredible opportunity in prime West Hillhurst! Rarely does a property come available in this sought-after inner-city community offering three bedrooms, two bathrooms, a private yard and NO CONDO FEES for under \$500,000 — and priced below the City of Calgary's assessed value! This charming semi-detached home sits on a generous lot of over 2,770 sq. ft. and presents an excellent opportunity for first-time buyers, young families or investors. The functional floor plan features a spacious main-floor living area and an adjoining kitchen with sliding patio doors leading to a two-tiered deck and private, west-facing backyard — perfect for enjoying the afternoon and evening sunshine. Upstairs, you'll find three bedrooms, providing plenty of space for family, guests or a home office. Additional highlights include a front driveway and covered carport for convenient off-street parking. Surrounded by parks, green spaces and schools, this home is ideally situated within walking distance of the shops and services along 19th Street, the West Hillhurst Community Centre and the vibrant restaurants, cafés and boutiques of Kensington Village. Excellent transit options, quick access to Crowchild Trail and convenient proximity to Foothills Medical Centre, the University of Calgary and downtown add to the appeal. An exceptional opportunity to own in one of Calgary's most desirable northwest communities at an affordable price point.