



**GRASSROOTS**  
REALTY GROUP

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**2119 21 Avenue SW**  
**Calgary, Alberta**

**MLS # A2231865**



**\$749,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry		

**Inclusions:** TV wall mount on main, Projector and screen

One of the very best priced detached homes in the area! Enjoy the quick access to Calgary's downtown, all the shoppes and amenities of 17th AVE, and walk to all the cafes, restaurants, shoppes and amenities of Marda Loop in just 10-15 minutes! Close to 2400sqft of developed space, this 5 bedroom, 3.5 bathroom home with detached double garage will get you into the inner city at a great price. The main floor features hardwood flooring, spacious kitchen with breakfast bar, gas range, eating nook and breakfast bar, living room with gas fireplace, and a front flex room that is perfect for home office or as a large dining area. The upper level has 3 bedrooms including a large primary with walk-in closet and full ensuite. The full lower level has 2 more bedrooms, full bath, rec room and storage. The private, south facing back yard is low maintenance and a great space to enjoy the sun and spend time with friends and family. A wonderful opportunity to own a detached home in a fantastic and sought after SW inner city community.