



GRASSROOTS
REALTY GROUP

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512 21 Avenue NE
Calgary, Alberta

MLS # A2242683



\$699,900

| | | | |
|-----------|--|--------|-------------------|
| Division: | Winston Heights/Mountview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,114 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Irregular Lot, Lawn, | | |

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|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Quartz Counters, Storage | | |

Inclusions: n/a

Welcome to this charming and bright character bungalow located on a quiet, tree-lined street in the desirable community of Winston Heights—just a short walk to the Winston Golf Course. Thoughtfully updated throughout, this home blends timeless charm with modern comfort. Step inside to a custom built-in coat area at the front entrance. The living space features newer windows, a stunning stone-surround fireplace with custom built-in shelving, and a mix of hardwood and luxury vinyl plank flooring. The main floor offers three generous bedrooms and an updated 4-piece bathroom. The chef’s kitchen includes stainless steel appliances, sleek light grey cabinetry, quartz countertops, a pantry-style cupboard, an eating bar, and a cozy dining nook. Modern pot lighting and a new front door enhance the fresh, inviting feel. The mature, landscaped backyard is a true retreat with an interlocking stone patio, raised wood patio, manicured garden beds, and a custom-built tree house—perfect for families with young children. The fully developed basement features a spacious rec room, flex space, an updated 3-piece bathroom, and a full laundry room. Complete with a single detached garage, this home is ideal for a growing family or as an excellent investment opportunity in a fantastic inner-city location.