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3, 1833 21 Avenue NW Calgary, Alberta

MLS # A2248419



\$339,900

Division: Capitol Hill Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 858 sq.ft. Age: 1955 (70 yrs old) **Beds:** Baths: Garage: Assigned, Stall Lot Size: Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Hardwood Roof: Condo Fee: \$ 278 **Basement:** LLD: Exterior: Zoning: Stucco R-CG Foundation: **Utilities:**

Features: Breakfast Bar, See Remarks

Inclusions: NA

Welcome to Capitol Hill – where location meets lifestyle. Tucked away on a quiet street in one of Calgary's most connected inner-city communities, this 2-bedroom, 1-bath home offers the perfect blend of convenience, character, and low-maintenance living. A rare find, complete with a single detached garage – ideal for keeping your car secure, extra storage, or even as a home for your outdoor gear. Step inside and you'll find a bright and inviting space designed for easy living. The open layout makes day-to-day life simple, while the two bedrooms give you flexibility – whether you need a roommate, a dedicated home office, or just extra space to grow into. Capitol Hill is one of those neighborhoods that just makes life easier: walk to shops, cafés, parks, and transit, or take a short commute to downtown. You'll love being minutes from SAIT, the University of Calgary, and Foothills Hospital – making this an incredible choice for students, young professionals, and first-time buyers. Families will also appreciate the excellent schools at every level nearby. This friendly, well-managed, self-managed building means you can enjoy all the perks of homeownership without the headaches. No endless yardwork, no big maintenance surprises – just a great home in a welcoming

community. If you' ve been waiting for the right mix of affordability, location, and lifestyle, this is the one.