



GRASSROOTS
REALTY GROUP

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3, 1833 21 Avenue NW
Calgary, Alberta

MLS # A2248419



\$379,900

Division:	Capitol Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 278
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	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.