



**528 21 Avenue SW  
Calgary, Alberta**

**MLS # A2304787**



**\$899,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Electric Stove in Upper, Refrigerator in Upper, Refrigerator in Basement

ATTENTION INVESTORS & INNER-CITY BUYERS &mdash; rare opportunity to own a 3-suiter (illegal) revenue property on a 2,960 sq ft lot in the heart of Cliff Bungalow. Offering strong rental flexibility, character living space, and future upside. This inner-city gem is just steps to 4 Street SW, 17 Avenue SW, transit, caf&eacute;s, restaurants, shopping, and minutes to downtown. This charming character home is currently configured as 3 self-contained illegal suites, making it ideal for investors, multi-generational living, or live-up/rent-down ownership. The Main Level offers impressive 9 ft ceilings, a bright South-facing Bedroom with bay window and ceiling fan, and a warm Living Room with fireplace. The Kitchen features granite countertops, mosaic tile backsplash, and ceiling-height cabinetry, while the spacious Dining Room provides the comfort for your daily dining needs. A versatile Nook at the rear includes sliding patio door access to the Deck and backyard. The 4pc Bath is tastefully finished with tile surround and added storage. Step outside to enjoy the private yard with firepit and gate access to the back lane. The Upper Level unit with Loft is full of charm and character, featuring a well-sized Bedroom with French door access to the Living room, a functional Kitchen with access to the private Balcony, and a 4pc Bath with tile finishes. The Living Room impresses with soaring 13'9" / 9'8" vaulted ceilings, a gas fireplace, and stair access to the Loft above&mdash;ideal for lounging, a home office, or flexible living space. The Basement Bachelor unit has its own Separate Entry and offers a well-sized living/bedroom, Kitchen with granite countertops, a 3pc Bath, and an additional Den for storage, workspace, or flexible use. Shared Laundry is conveniently located at the Main Level entry. Recent updates include bathrooms, Vinyl Plank flooring throughout all levels,

providing durability and low-maintenance appeal for owners and tenants alike. Exterior features include a Single Detached Garage, rear parking pad, plus street parking. Cliff Bungalow is one of Calgary's premier inner-city neighbourhoods with exceptional rental demand and walkability. Enjoy quick access to Mission, Beltline nightlife, parks, downtown offices, Macleod Trail, and Elbow Drive. Whether you are seeking cash flow, rental flexibility, or a character home in a prime SW inner city location, this home won't disappoint you.