



**454 21 Avenue NW
Calgary, Alberta**

MLS # A2150809



\$784,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	1942 (82 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Triple Garage Detached, Workshop		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: none

This updated Bungalow offers the perfect blend of style and comfort and is nestled within the desirable Mount Pleasant, on one of Calgary's most desired tree-lined streets. Combining recent upgrades (over \$40,000) with the original 1940s charm, this stunning residence features over 2,290 sqft of developed living space and exudes pride of ownership. Upon entry you, will be delighted with the bright open design showcasing the brand new, sleek vinyl plank flooring complimented by the neutral color palette, adding warmth and character. The main floor features an abundance of natural light, and the Living room has a large south facing window overlooking the front porch and garden. With clear sight lines to all your living areas, you will be able to entertain with ease, especially in this large and open kitchen. Featuring new windows, glistening granite countertops, a plethora of cabinetry, newer Stainless-steel appliances plus a kitchen island with seating for 2, the kitchen and living areas flow seamlessly into your dining room. The primary bedroom contains a walk-in-closet as well as direct access to your rear deck, to enjoy your morning coffee and appreciate the lush backyard. Finishing the main floor, is your second bedroom and 4-piece main bathroom, complete with separate shower and soaker tub. The basement features include a rec room complete with charming wainscoting, a spacious bedroom with a closet and separate flex space, plus a 4 piece bathroom and a new furnace and new hot water tank! If you need plenty of parking then this is the property for you! There is Triple garage for all of your vehicle needs. Enjoy the beautifully landscaped backyard, complete with a rear deck, mature landscaping and garden beds, with plenty of space for the kids and pets to run around. This charming property has been thoughtfully and lovingly updated and has

impressive curb appeal that matches the relaxing interior. Don't miss out and book your private showing today!