



**2009 21 Avenue SW
Calgary, Alberta**

MLS # A2157753



\$700,000

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	1984 (40 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Shed

Beautiful two storey home in a prime inner city location with a south backyard & many upgrades. Featuring a white kitchen with an island, granite countertops & pantry . The dining room is open to a sunken living room with a wood fireplace & gas lighter. There is also a 2 piece bathroom on the main floor. The primary bedroom on the upper floor has a small deck overlooking the treed backyard & a walk-in closet. The second bedroom has partial city views to the north (more of a view in winter when the leaves are gone from the trees). You will be impressed with the spacious new main bathroom. The lower level features a family room with patio doors leading to a private garden & you will be amazed at all the river rock featured in this yard. Also on the lower level you will find a four piece bath, a Bosch washer & dryer, storage, built-in vacuum, utilities & entrance to the garage. The hot water tank was new in 2022, the furnace in 2020, all but 5 new windows in 2020, new roof & siding in 2016. The street is very quiet & the the neighbours are great too! Walking distance to 17th Avenue & Marda Loop businesses & restaurants. The total above & below grade area is 1,907.09 sq. ft. (total main & upper levels is 1,402.75 sq. ft.).