

**2716 21 Avenue SW  
Calgary, Alberta**

**MLS # A2223139**



**\$764,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Granite Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Welcome to this completely **REBUILT & RENOVATED** gem in the heart of family friendly Killarney! Featuring 3 separate suites (1 legal, 2 illegal) 3 kitchens, 3 Laundry areas and all have separate entrances, this turn-key home is the ultimate opportunity for families, professionals, or savvy investors. Everything has been updated from the roof, windows, stucco, insulation, flooring, kitchens, bathrooms, garage, deck & more! High end finishes include granite counters, custom cabinets, stonework, hardwood & tile. Unique layout offers a 2 bed upper illegal suite, self contained main floor unit w/ 10' ceilings, and a finished basement with 2 separate entrances. Massive oversized double garage w/10' ceiling, corner lot w/ ample parking, and a prime location near 17th Ave & Crowchild Trail. Live in one legal or illegal suite, rent the others, or bring extended family, the possibilities are endless! Quiet street, bold design, and unbeatable value. Book your private tour today. this one won't last!