

2716 21 Avenue SW  
Calgary, Alberta

MLS # A2223139



\$764,900

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

Heating: Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Chandelier, Granite Counters, Separate Entrance, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

OPEN HOUSE SATURDAY MAY 24 11AM-3PM & SUNDAY MAY 25 11AM-1PM. 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!