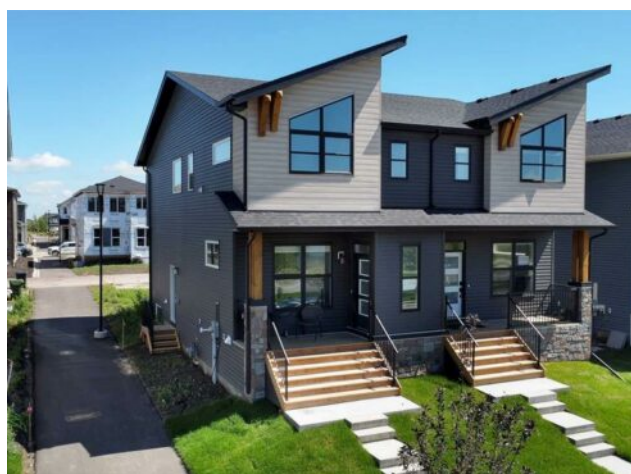


21258 SHERIFF KING Street SW
Calgary, Alberta

MLS # A2245350



\$595,000

Division:	Pine Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,674 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Dishwasher washer Dryer Refrigerator Microwave Range Chimney hood

Introducing a charming and beautiful 3-bedroom, 2.5-bath home with a spacious bonus room, perfectly designed to meet the needs of modern living. Whether you're looking for extra space for a home office, a cozy family lounge, or a play area for kids, the bonus room offers versatile options. Step into a stylish kitchen equipped with brand-new stainless steel appliances, ready for you to enjoy cooking and family gatherings. The open-concept layout flows seamlessly, creating a bright and welcoming living space. One of the key highlights of this home is its premium location directly across from a tranquil pond — offering you serene water views and a peaceful ambiance right outside your front door. Beyond the home, you'll find an abundance of amenities within close proximity, including top-rated schools, parks, shopping centres, restaurants, and more — making daily errands and family outings convenient and stress-free. This property is currently tenant-occupied, making it an excellent option for investors seeking a turn-key rental opportunity or homebuyers willing to wait for possession while enjoying rental income in the interim. It's a win-win opportunity that offers both immediate returns and long-term value. Whether you're an investor expanding your portfolio or a homebuyer looking to secure a property in a sought-after location, this listing checks all the boxes. Wait no further and book for a showing.