

# \$995,000 - 1102 21 Avenue Nw, Calgary

MLS® #A2196796

**\$995,000**

4 Bedroom, 2.00 Bathroom, 912 sqft  
Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Corner lot alert! Here's a shovel ready 50' x 120' R-CG corner lot with plans and permits in place by early March for three oversized 3-storey townhomes with legal basement suites in a prime Capitol Hill location. Each unit will have approx. 2100-2200 sqft of total living area, which includes 500+ sqft legal basement suites. Located across the street from King George school and playground, walking distance to SAIT and Confederation Park, and a short drive to the Foothills & Children's Hospitals, University of Calgary, the ever popular Kensington shopping area and excellent access to 16th ave and Downtown. The existing home is currently rented as an up/down with an illegal suite in the basement for \$2200 + utilities and tenants are on a month to month contract. Properties like this are getting harder and harder to find. The main floor of this home features: a large living room; a country sized kitchen with an eating area; 2 bedrooms; a 4 piece main bathroom as well as main floor laundry. The lower level illegal suite features: a nice living room; kitchen with a dining area; 2 bedrooms with large windows; a 4 piece bathroom and laundry. The fenced backyard features an old single detached garage. Don't miss this golden opportunity to get ahead of permitting and start your next project this spring. Call your favorite Realtor today!

Built in 1946



## Essential Information

MLS® #	A2196796
Price	\$995,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1102 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1K9

## Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	39
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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