



**DJ Golden**  
**REAL ESTATE**

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**1717 21 Avenue SW**  
**Calgary, Alberta**

**MLS # A2242496**



**\$829,900**

|                  |                                                                         |               |                    |
|------------------|-------------------------------------------------------------------------|---------------|--------------------|
| <b>Division:</b> | Bankview                                                                |               |                    |
| <b>Type:</b>     | Residential/House                                                       |               |                    |
| <b>Style:</b>    | 2 Storey                                                                |               |                    |
| <b>Size:</b>     | 1,541 sq.ft.                                                            | <b>Age:</b>   | 1914 (111 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half    |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Oversized                        |               |                    |
| <b>Lot Size:</b> | 0.09 Acre                                                               |               |                    |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Recta |               |                    |

|                    |                                                  |                   |           |
|--------------------|--------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                          | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl                          | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | Full, Partially Finished                         | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Concrete, Stucco                                 | <b>Zoning:</b>    | M-CG d111 |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Pantry, Storage |                   |           |

**Inclusions:** N/A

Welcome to 1717 21 Avenue SW &mdash; this renovated, charming character home is in the heart of historical Bankview! Set on a quiet, tree-lined street, this beautifully updated two-storey inner-city gem offers over 1,500 sq ft of thoughtfully designed living space, a sunny south-exposed backyard, and excellent curb appeal as it sits elevated above 21 Avenue with lovely north-facing views. Complete with a fully finished, oversized double garage&mdash;insulated and heated with gas&mdash;and zoned M-CG d111 for future development potential, this home blends timeless charm with modern convenience. Step onto the expansive covered side porch and into a bright, spacious main floor featuring 9-foot ceilings and an open-concept layout. The generous living room flows seamlessly into a character-filled dining space, highlighted by an exposed brick decorative fireplace. The updated kitchen boasts quartz countertops, ceiling-height cabinetry, stainless steel appliances, luxury vinyl plank flooring, and ample storage, including a pantry and mudroom. A stylish two-piece powder room completes the main floor. Upstairs, you&rsquo;ll find three well-proportioned bedrooms and two full bathrooms. The sun-drenched primary suite includes a walk-in closet with custom shelving and a fully renovated 4-piece ensuite. One of the secondary bedrooms features a charming decorative fireplace and exposed brick, while both offer excellent closet space and elevated views. The second full bath is finished with timeless subway tile and ceramic flooring. The lower level provides excellent storage, a laundry area, and space for a home gym or hobby zone. Out back, enjoy a private, sunny, south-facing fenced yard&mdash;perfect for gardening, entertaining, or simply relaxing. The long asphalt side driveway provides ample off-street parking and leads to the oversized,

insulated, and heated garage. Additional updates include a newer furnace (2023), hot water tank ( 2020 ), Plumbing ( 2018 ), Electrical ( 1995 ) , and Roof ( 2019 ). This unbeatable location puts you just steps from local parks, tennis courts, community gardens, schools, shopping, and downtown.