



DJ Golden
REAL ESTATE

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1918 21 Avenue NW
Calgary, Alberta

MLS # A2250693



\$865,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	930 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Located in the highly desirable community of Banff Trail, this well-maintained 1951 bungalow offers both immediate rental income and long-term redevelopment potential. Situated on a full RC-G, 50 ft x 120 ft lot, the property is ideal as a holding investment while future development plans are in progress. The main floor features a spacious layout with 2 bedrooms, a bright living room, an oversized kitchen, and a full bathroom. The fully finished basement with a separate entrance includes a large recreation room, additional bedroom, full bathroom, and a generous laundry area—perfect for tenants or extended family. The oversized double garage is a standout, offering plenty of parking plus an additional section previously set up as a fully functional wood shop. A fully fenced yard and extra storage shed add further practicality. This property boasts an unbeatable location—close to the University of Calgary, minutes from downtown, and within walking distance to excellent schools including Capitol Hill Elementary, Branton Junior High, and Aberhart High School. Confederation Park, with its scenic pathways, golf course, and recreation amenities, is only a few blocks away. A rare opportunity to own a revenue-generating property with exceptional redevelopment potential in one of Calgary's most central neighborhoods.