

# \$490,000 - 1028 21 Avenue Southeast, Calgary

MLS® #A1163735

**\$490,000**

4 Bedroom, 2 Bathroom, 884 sqft  
Residential on 0.00 Acres

Ramsay, Calgary, Alberta

Amazing Location! Don't miss out on this 4 bedroom, 2 full bathroom bi-level in the highly sought after, trendy community of Ramsey. Great curb appeal with a large South facing front deck. Walking up you have two separate entrances, one leading to the main level and one to the lower level illegal suite. On the main level, you will find laminate floors, an open concept kitchen, dining and living room. Beautiful sliding glass doors capture amazing amounts of sunlight and lead you to the large front porch, great for entertaining. Down the hall, you have a 4 piece bathroom, generous size master bedroom, and second bedroom with large windows. The laundry is located on the upper level. The lower level features an illegal suite, kitchenette with an abundance of cupboard space, a large great room, two large bedrooms, 3 piece bathroom, and separate laundry. This is an amazing opportunity to own a great property in a community that offers great access to trendy restaurants and shopping, access to downtown, schools, the upcoming Calgary Green Line, and much more. The Lilydale Processing Plant across the street has been decommissioned.

Built in 1982

## Essential Information

MLS® #                   A1163735

Price                     \$490,000



Bedrooms	4
Bathrooms	2
Full Baths	2
Square Footage	884
Lot SQFT	2,762
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1028 21 Avenue Southeast
Subdivision	Ramsay
City	Calgary
Province	Alberta
Postal Code	T2G 1N2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Goods Included	See Remarks, Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement Development	Exterior Entry, Finished, Full, Suite
Basement Type	Exterior Entry, Finished, Full, Suite
Flooring	Ceramic Tile, Laminate

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Front Exposure S  
Frontage Metres 7.62M 25`0"  
Site Influence Back Yard, Few Trees, Private

### **Additional Information**

Zoning R-C2

### **Room Dimensions**

Dining Room 7`10 x 9`9  
Kitchen 6`6 x 9`11  
Living Room 10`9 x 13`0  
Master Bedroom 9`4 x 13`11  
Bedroom 2 8`4 x 12`7  
Bedroom 3 8`3 x 15`10  
Bedroom 4 8`3 x 10`6

### **Listing Details**

Listing Office RE/MAX FIRST

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