

**820 21 Avenue SE**  
**Calgary, Alberta**

**MLS # A2309129**



**\$699,900**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Kitchen Island

Experience elevated urban living in this sophisticated infill located in the heart of Ramsay, just a few steps from the Scotsman's Hill Ridge for stunning downtown views and front-row seats to the Stampede fireworks. This home offers an unbeatable lifestyle with a quick commute and easy walking distance to trendy Inglewood, lots of breweries and restaurants, and the Crossroads Market. The interior showcases 9ft main floor ceilings, hardwood and tile flooring, and a chef-inspired kitchen complete with quartz countertops, stainless steel appliances, and a spacious pantry. Upstairs, the layout features three bedrooms, including a primary retreat with a double-sink ensuite and two additional bedrooms connected by a functional Jack and Jill bathroom. The fully finished basement significantly expands the living space, offering a family room, fourth bedroom, and a modern 3-piece bathroom. Exterior highlights include a detached double garage, and a low-maintenance backyard with a poured concrete patio, raised garden beds and BBQ gas line. This home is a gem for those looking to get into all that inner-city living has to offer.