

# \$764,900 - 2716 21 Avenue Sw, Calgary

MLS® #A2223139

**\$764,900**

4 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this completely REBUILT & RENOVATED gem in the heart of family friendly Killarney! Featuring 3 separate suites (1 legal, 2 illegal) 3 kitchens, 3 Laundry areas and all have separate entrances, this turn-key home is the ultimate opportunity for families, professionals, or savvy investors. Everything has been updated from the roof, windows, stucco, insulation, flooring, kitchens, bathrooms, garage, deck & more! High end finishes include granite counters, custom cabinets, stonework, hardwood & tile. Unique layout offers a 2 bed upper illegal suite, self contained main floor unit w/ 10' ceilings, and a finished basement with 2 separate entrances. Massive oversized double garage w/10' ceiling, corner lot w/ ample parking, and a prime location near 17th Ave & Crowchild Trail. Live in one legal or illegal suite, rent the others, or bring extended family, the possibilities are endless! Quiet street, bold design, and unbeatable value. Book your private tour today. this one won't last!

Built in 1912

## Essential Information

MLS® #	A2223139
Price	\$764,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,759
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2716 21 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0H4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Granite Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
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Days on Market	25
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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