

**1918 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2250693**



**\$865,000**

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

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

<b>Inclusions:</b>	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&mdash;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&mdash;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&rsquo;s most central neighborhoods.