

625 21 Avenue NE  
Calgary, Alberta

MLS # A2161171



## \$749,000

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s)		

**Inclusions:** NA

**\*\*OPEN HOUSE, SUNDAY, SEPT 22, 1-4pm\*\* LIKE NEW!** This inner-city semi-detached home is newly updated awaiting it's new owners. Site finished **HARDWOOD FLOORS** and fresh updates throughout including two-toned kitchen cabinets with corner **PANTRY** for optimal storage, new **GAS STOVE**, **BOSCH DISHWASHER**, lighting. Large living & dining room with new gas fireplace tile surround and French doors to your huge South facing freshly stained back deck. The main floor office and laundry offer convenience while **NEW CARPETS** through the upper floor featuring **SPACIOUS BEDROOMS**, 5 pc ensuite & **WALK-IN CLOSET**. The lower level is fully finished with Family room, large 4th bedroom, ensuite bath and flex room. Don't forget the double detached garage with rare **DRIVEWAY** off paved street behind. Super low maintenance yard. View today and move in tomorrow!