# Listing Client Full No Remarks

## 528 21 Avenue SW Calgary, AB T2S 0H1

**Residential**
**Active** A2304787

**DOM:** 6 **LP:** $899,900.00
**PD:** **OP:** $899,900.00

| | | | |
|---|---|---|---|
| **Class:** | Detached | **City:** | Calgary |
| **County:** | Calgary | **Subdivision:** | Cliff Bungalow |
| **Type:** | House | **Ttl Beds:** | 2 |
| **Levels:** | 2 and Half Storey | **F/H Bth:** | 3/0 |
| **Year Built:** | 1910 | **RMS SQFT:** | 1,648.00 |
| **LINC#:** | 0019454058 | **LP/SF:** | $546.06 |
| **Arch Style:** | 2 and Half Storey | **Suite:** | Yes |
| **# Illegal Suite:** | 3 | **# Legal Suite:** | 0 |
| **Suite Details:** | Basement, Main Floor, Upper | **Suite Loc:** | Suite Attached/Within Primary Dwelling |
| **Possession:** | 15 Days / Neg | | |
| **Lot Dim:** | | **Lot Size:** | 2960 SF\|274.99 SM |
| **Front Length:** | 7.64M 25`1" | **Lot Depth:** | 36.68 M 120.35' |
| **Legal Desc:** | 4453L;4;18 | | |
| **Legal Pln:** | 4453L **Blk:** 4 | **Lot:** 18 | **Condo:** No |
| **Zoning:** | M-CG d111 | **Tax Amt/Yr:** | $5,398.00/2025 |
| **Title to Lnd:** | Fee Simple | **Loc Imp Amt:** | |
| **Disclosures:** | No Disclosure | **Front Exp:** | S |
| **Restrict:** | None Known | | |

Recent Change: **04/24/2026 : NEW**
**Directions:**

### Rooms & Measurements

| | 1P | 2P | 3P | 4P | 5P | 6P | | |
|---|---|---|---|---|---|---|---|---|
| **Baths:** | 0 | 0 | 1 | 2 | 0 | 0 | **Bed Abv:** | 2 |
| **EnSt Bth:** | 0 | 0 | 0 | 0 | 0 | 0 | **Rms Abv:** | 8 |

**Garage Dims (L x W):** 19`6" x 12`4"

| | | | | |
|---|---|---|---|---|
| **Main:** | 75.44 | **Mtr2** | 812.00 | **SqFt** |
| **Upper:** | 77.67 | **Mtr2** | 836.00 | **SqFt** |
| **Blw Grade:** | 53.23 | **Mtr2** | 573.00 | **SqFt** |
| **Total AG:** | 153.10 | **Mtr2** | 1,648.00 | **SqFt** |

### Property Information

| | | | |
|---|---|---|---|
| **Basement:** | Full | **Laundry Ft:** | Main Level |
| **Basement Dev:** | Finished | **Basement Ft:** | Separate/Exterior Entry |
| **Heating:** | Fireplace(s), Forced Air | **Cooling:** | None |
| **Construction:** | Wood Frame, Wood Siding | **Fireplaces:** | 2/Gas, Living Room, Other, Wood Burning |
| **Foundation:** | Poured Concrete | **Flooring:** | Ceramic Tile, Vinyl Plank |
| **Exterior Feat:** | Fire Pit | **Fencing:** | Partial |
| **Roof Type:** | Asphalt Shingle | **Patio/Porch:** | Balcony(s), Deck, Front Porch |
| **Reports:** | RMS Supplements, Title | | |

**Parking:** Off Street, Parking Pad, Single Garage Detached **Total:** 3
**Features:** Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)
**Comm Feature:** Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
**Lot Features:** Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot
**Goods Include:** Electric Stove in Upper, Refrigerator in Upper, Refrigerator in Basement
**Appliances:** Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
**Other Equip:** None
**Goods Exclude:** None

**Printed Date:** 04/30/2026 12:03:51 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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