

# \$574,900 - 813 21 Avenue Se, Calgary

MLS® #A2255770

**\$574,900**

2 Bedroom, 1.00 Bathroom, 1,113 sqft  
Residential on 0.06 Acres

Ramsay, Calgary, Alberta

\*open house cancelled\*\*Step into Ramsay's history with this charming 2-storey, 2-bedroom character home with developed attic space that currently serves as a 3rd BEDROOM. Built in 1911 and offering 1,113 sq. ft., the home blends historic charm with modern updates. The main floor features a bright, welcoming layout with hardwood floors, a huge granite island, stainless steel appliances, living and dining areas, plus an enclosed front porch for extra charm and utility. Upstairs, you'll find two bedrooms including a spacious primary, along with a renovated 5-piece bath featuring a clawfoot tub (feet can be re-attached), new stand-up shower, double vanity, and convenient upstairs laundry. The attic offers flexible bonus space—perfect for a 3rd bedroom, office, or creative retreat. The south-facing backyard is a sun lover's dream, with plenty of potential to create your private outdoor escape. While the basement is undeveloped and the garage functions best for storage, this property shines with great natural light, hardwood floors throughout, and significant renovations already completed—just waiting for the finishing touches of a handy new owner. Located in the heart of historic Ramsay, this home offers unbeatable character and convenience in one of Calgary's most vibrant, sought-after communities.

Built in 1911



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255770    |
| Price          | \$574,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,113       |
| Acres          | 0.06        |
| Year Built     | 1911        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 813 21 Avenue Se |
| Subdivision | Ramsay           |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2G 1M9          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                       |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Private Yard      |
| Lot Description   | Back Lane, Rectangular Lot |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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