

224 21 Avenue NW
Calgary, Alberta

MLS # A2172930



\$524,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	883 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Shelves in utility room, white bookcases in basement family room, silver shelves in lower level bathroom, TV bracket in living room

Discover quintessential inner-city living - welcome to 224 21st Ave NW. Ideally located, this charming home is situated on a quiet tree-lined street nestled in the heart of Tuxedo Park. Property highlights include 3 bedrooms, 2 bathrooms, heated double car garage, large sunny backyard, and both cosmetic & mechanical updates throughout. As you step inside, you'll be greeted by an abundance of natural light cascading through the large windows. Enjoy the spacious living room, a perfect setting for cherished family moments and holiday festivities. Off the living room, you are led directly out to the sunny updated front deck (updated 2023). The kitchen is equipped with ample cabinetry, breakfast-bar, pantry and plenty of space for a kitchen table. The private primary bedroom is quietly situated at the rear of the home, offering a peaceful retreat away from the main living areas. The main level also includes hardwood flooring, a full 4-pce bathroom, several closets/storage spaces and light neutral colour scheme throughout awaiting your personal touch. The lower level adds versatility to the home, featuring a flex space ideal for a second living room, home gym or playroom, fit with a cozy wood burning fireplace. Two additional bedrooms, full bathroom, laundry/utility room, and storage room complete the lower level. Entertain family and friends in your sunny low maintenance backyard featuring an updated fence (2022) - perfect for endless backyard barbecues. Rear alley access to the heated double garage offers privacy and separation from overlooking neighbours. Additional property updates include a newer high efficiency furnace (2021), hot water tank (2018), garage roof replacement (2022), and ethernet connection available throughout the entire home. Located in Tuxedo Park, a hidden gem within Calgary's inner-city, known by the locals for its

ideal blend of community charm and close proximity to cosmopolitan amenities. Delight in the convenience of living within walking distance to some of Calgary's favourite restaurants, both big box and specialty grocery stores, coffee shops, fitness centres, and boutiques. Enjoy the easy access to Hwy 1, Deerfoot Trail, Edmonton Trail and Centre Street, and just a quick commute into the City Centre. Don't miss the chance to see it for yourself - book your showing today!