

\$775,000 - 134 21 Avenue Ne, Calgary

MLS® #A2138051

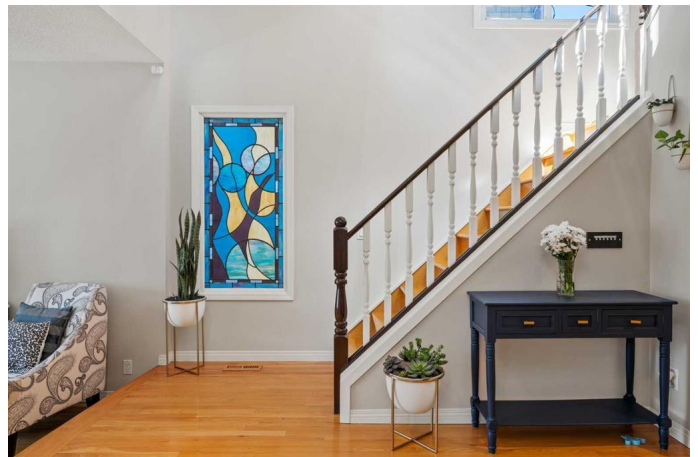
\$775,000

2 Bedroom, 4.00 Bathroom, 1,722 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to your urban oasis in Tuxedo Park! This uniquely crafted home offers 2 bedrooms, 3.5 bathrooms, and a serene atmosphere from top to bottom. Walking in you are greeted with a spacious entry-way with soaring ceilings, opening up into your sunken front living area, complete with a bay window and a cozy gas fireplace. Oak hardwood throughout leads you through to your functional kitchen with TONS of storage. Enjoy the comfort of a second fireplace in your dining area (or second living area). The upper level is truly spectacular, with 5 skylights and windows on all sides allowing an abundance of natural light, and exposed cedar beams creating a warm and inviting ambiance. The primary bedroom is a phenomenal size, with those vaulted ceilings and cedar beams adding a luxurious factor to the room. The en-suite with large soaker tub is an absolute dream, and a walk in closet ties this retreat together. The second bedroom is also a wonderful size, with a sunny SOUTH facing balcony - the perfect spot to enjoy a morning coffee. A moody second full bathroom with a tile shower completes the second level. The third level loft is such a great spot for a small home office or a perfect reading nook. Basement is large and fully finished, making it a great space to kick back for movie night, or choose to utilize the area to add an additional bedroom. Three piece bathroom located on this level as well. Relax in the backyard with low-maintenance landscaping and a dog run for your furry friend. The oversized 24 X 24



double garage is insulated, heated, and currently equipped with a full golf simulator. This area is any golfer (or mechanics) dream come true. Practically indestructible rubber roof installed in 2022 helps ensure peace of mind, while dampening the noise of those stormy nights. Location is unbeatable, a few minute walk from shops, cafes, restaurants and bars, and a few blocks away from Calgary's future GreenLine LRT system. This unique character home has so much to offer, book your private showing today to experience it yourself!

Built in 1980

Essential Information

MLS® #	A2138051
Price	\$775,000
Sold Price	\$774,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,722
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	134 21 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Rubber
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 14th, 2024
Days on Market	6
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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