

\$799,900 - 256 21 Avenue Ne, Calgary

MLS® #A2149624

\$799,900

4 Bedroom, 4.00 Bathroom, 1,853 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Extensively & beautifully renovated 2+2 bedroom home in the mature community of Tuxedo Park, offering over 2700 sq ft of developed living space. The main level presents new hardwood floors, high ceilings & is illuminated with recessed lighting, showcasing the front dining room with elegant built-in buffet which seamlessly flows into the kitchen that's tastefully finished with custom granite tops & cabinetry, huge island/eating bar, Silgranit double sink with gold faucet, stainless steel appliances (most are new) & breakfast nook complete with built-in coffee bar. Adjacent to the kitchen, is a spacious living room anchored by a new stone fireplace with built-in moveable TV mount & built-ins. A 2 piece powder room completes the main level. The second level with new carpeting, hosts 2 bedrooms, a 4 piece bath, laundry with space saving barn door, plus a loft area, which is perfect for a home office space. The primary retreat with vaulted ceiling, new light/ceiling fan & Juliet balcony, boasts a walk-in closet & private 5 piece ensuite with dual sinks, rejuvenating jetted tub & new tile/stone shower. The basement has been completely renewed with new closets, doors, lighting & carpet & features a family room, 2 bedrooms & 3 piece bath. Other notable features include a newly redesigned main floor closet & staircase, Smart Bluetooth security system, highly upgraded electrical package, new hardware & light fixtures, mostly new window coverings, fresh paint throughout,



extensive storage space & automatic smart locks on front & back doors. Outside, the front & back yards have been newly landscaped with custom stonework, trees, greenery, a fountain & underground sprinkler system. Parking is a breeze with a double detached garage. The location can't be beat " steps from the Italian Supermarket, Lina's Italian Market, high-end restaurants & close to The Winston Golf Club & Fox Hollow Golf Course, shopping, parks, biking paths, SAIT, downtown, 10 minutes to the airport & easy access to 16th Avenue & Deerfoot Trail.

Built in 2004

Essential Information

MLS® #	A2149624
Price	\$799,900
Sold Price	\$805,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,853
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	256 21 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1S4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	July 23rd, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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