

# \$524,900 - 224 21 Avenue Nw, Calgary

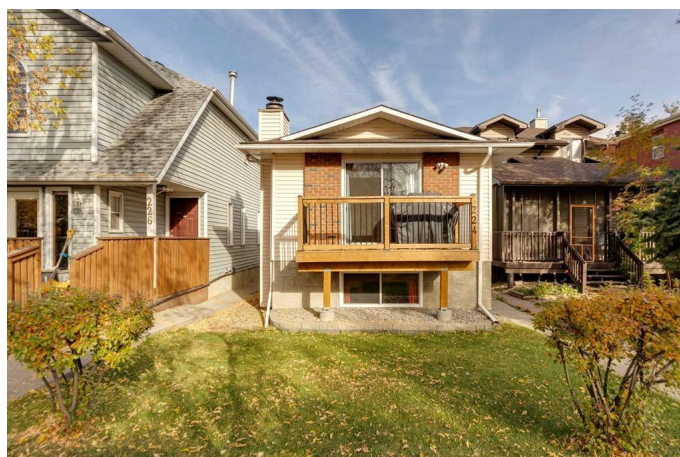
MLS® #A2172930

**\$524,900**

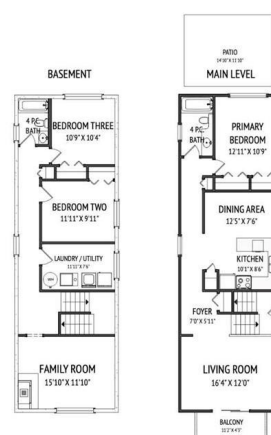
3 Bedroom, 2.00 Bathroom, 883 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

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



224 21 AVE NW, CALGARY  
MAIN: 881.89 SQ. FT. / 81.11 M<sup>2</sup>  
BMS TOTAL: 881.89 SQ. FT. / 81.11 M<sup>2</sup>  
BASEMENT: 881.89 SQ. FT. / 81.11 M<sup>2</sup>  
TOTAL DEVELOPED AREA: 881.89 SQ. FT. / 81.11 M<sup>2</sup>  
DETACHED SINGLE FAMILY  
VEHICLE AND MECHANICAL SPACE TO EXISTING FOUNDATION



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!

Built in 1977

### Essential Information

MLS® #	A2172930
Price	\$524,900
Sold Price	\$590,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### Community Information

Address	224 21 Avenue Nw
Subdivision	Tuxedo Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1J3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	October 17th, 2024
Date Sold	October 24th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	Sotheby's International Realty Canada
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