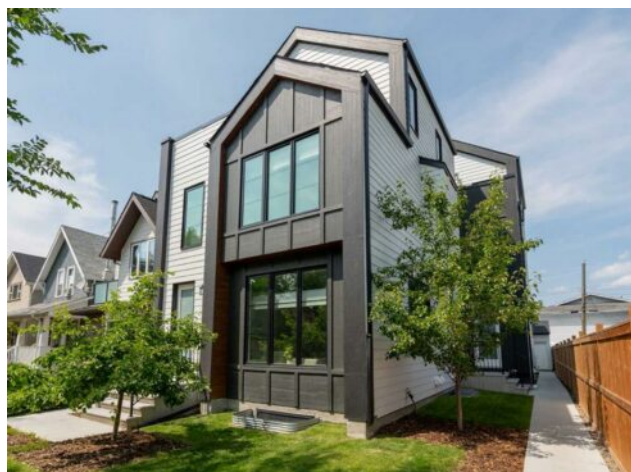


2, 136 21 Avenue NE  
Calgary, Alberta

MLS # A2240451



# \$699,900

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, See Remarks, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 130
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	2X TV Mounts		

Welcome to this gorgeous and extremely well-maintained townhome, perfectly situated in a quiet triplex in the heart of the highly sought-after community of Tuxedo Park. This stylish and spacious home offers the rare combination of four bedrooms and four full bathrooms—including three private ensuites—as well as a convenient half bath on the main level, ideal for guests and everyday living. Built in 2020 and still under Alberta New Home Warranty, this townhome blends modern luxury with timeless functionality. From the moment you step inside, you're welcomed by soaring 10-foot ceilings and rich, clean finishes—no carpet throughout the entire home for a sleek, low-maintenance lifestyle. The open-concept main floor features quartz countertops, stainless steel appliances, a full pantry, and elegant honeycomb blinds, creating a warm and inviting space for entertaining or simply relaxing at home. The crown jewel of the home is the third-floor private primary retreat. This level is dedicated entirely to your comfort, complete with a full ensuite, a generous bedroom space, and a stunning south-facing balcony with downtown views. It's the perfect spot to start your day with a quiet coffee or unwind in the evening with the city skyline as your backdrop. For added convenience, a large private storage unit is located just off the balcony—ideal for seasonal items or extra storage. Air conditioning ensures you're comfortable all summer long, and Hardie board siding offers both durability and curb appeal. A shared double garage provides secure parking, while the location puts you right in the middle of everything—steps from the incredible dining options along Centre Street, the beautiful green spaces of Tuxedo and Monroe Park, Italian markets, grocery stores, transit, and so much more. Whether you're a growing family,

professional couple, or savvy investor, this turnkey property offers the perfect blend of space, style, and location. Don't miss your chance to own a piece of Tuxedo Park charm with all the modern upgrades you've been dreaming of.