

226 21 Avenue NE  
Calgary, Alberta

MLS # A2258543

**\$939,000**



Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,311 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Price Reduced Open House Saturday and Sunday January 10 and 11 2:00 to 4:30 This remarkable attached home is located on a large 28x125 deep lot in sought after TUXEDO PARK . Lowest Price per square foot you will find in similar homes with over 3200 SQFT of developed space. this home boasts open concept with 10' ceilings, top of the line finishings, floorings. The Chefs kitchen features high end appliances and cabinetry. Fully developed Basement with 9' ceilings, wet bar, bedroom and bathroom. Too many high end features to name, see photos and come and see for yourself. What you don't see is the exceptional quality of building, including latest sound barrier technology common wall. (You won't hear your neighbour!) This home is cool in the summer and warm in the winter thanks to well planned heating and cooling featuring top of the line Daikin Air Conditioner. Great location close to include Lina's Italian Market & Cafè, Rosso Coffee Roasters, and Unimarket. Azzuri pizza or Corner Street Diner only a short walk away. Quick access to 16th Ave, centre street or Edmonton Trail, which will also take you over to Deerfoot, Crowchild, or downtown for a quick commute. This home and neighbourhood is the perfect place to call home. All this in a home that is extremely well priced for the size of the home and lot. Great home, great value