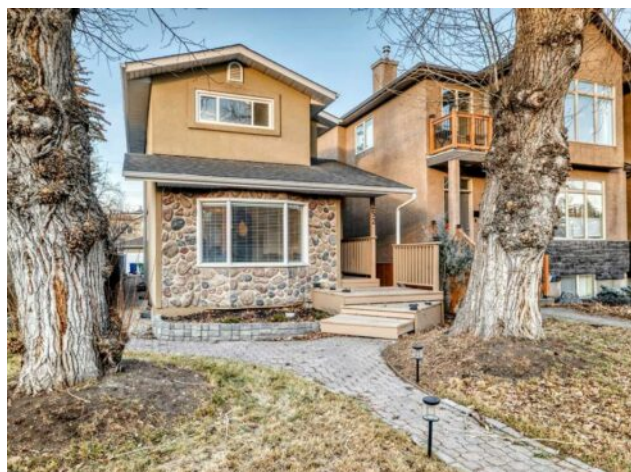


252 21 Avenue NE
Calgary, Alberta

MLS # A2280175



\$699,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,828 sq.ft. | Age: | 1982 (44 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Off Street, Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks, Separate Entrance, Wet Bar | | |

Inclusions: 2 x Refrigerator, 2 x Stoves, Hood Fan, 2 x Washers, 2 x Dryers

Welcome to this modern, updated two-storey home offering 4 bedrooms, 3.5 bathrooms, and a fully developed basement with a separate entrance and illegal suite—perfect for extended family, guests, or added income potential. The main floor features a bright and spacious living and dining area, seamlessly connected to a contemporary kitchen complete with stainless steel appliances and plenty of room to cook, gather, and entertain. Upstairs, the generous primary suite includes its own private ensuite, while two additional well-sized bedrooms and a full bathroom complete the upper level. Downstairs, the basement is thoughtfully laid out with a private living space, bedroom, full bathroom, kitchen, and separate entrance, offering incredible flexibility for multi-generational living or rental opportunities. Located in an excellent inner-city setting, this well-maintained home is in great condition and delivers outstanding functionality, versatility, and value in one complete package.