

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.