

# \$949,000 - 226 21 Avenue Ne, Calgary

MLS® #A2258543

**\$949,000**

4 Bedroom, 4.00 Bathroom, 2,311 sqft

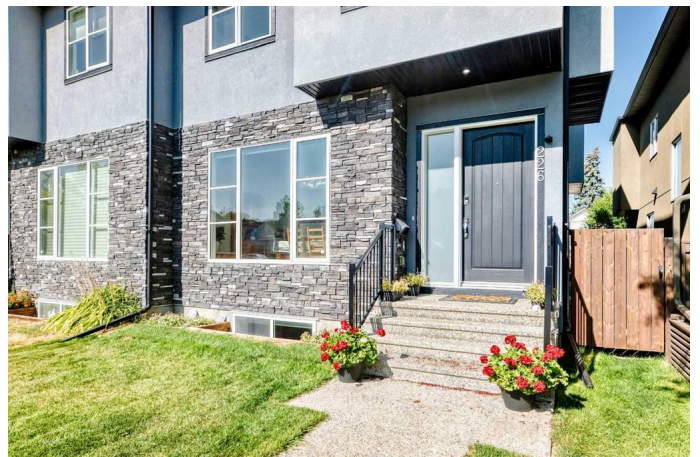
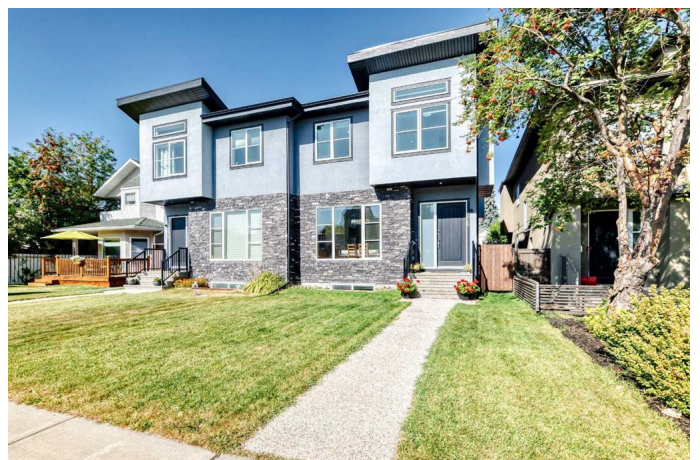
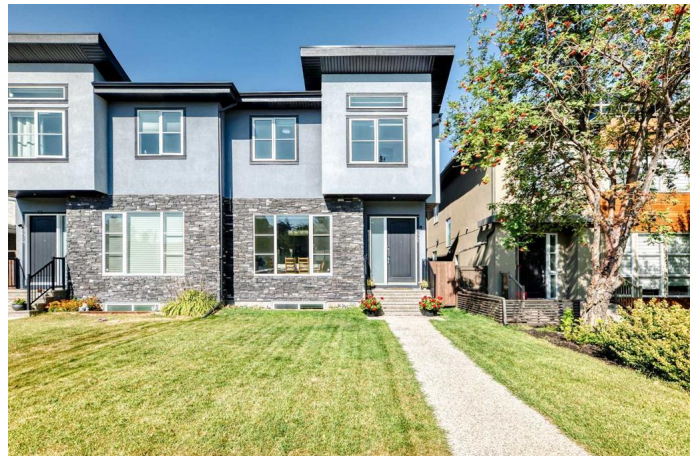
Residential on 0.08 Acres

Tuxedo Park, Calgary, Alberta

Price lowered This remarkable attached home is located on a large 28x125 deep lot in sought after TUXEDO PARK 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 & Café, 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

Built in 2018

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2258543               |
| Price          | \$949,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,311                  |
| Acres          | 0.08                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 226 21 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1S4          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 2                                                     |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Detached |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer                                       |
| Heating           | Central                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, See Remarks                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                       |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Private Yard  
Lot Description        Back Lane, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Stone, Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 19th, 2025  
Days on Market        45  
Zoning                    R-CG

**Listing Details**

Listing Office            Royal LePage Mission Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.