

**130B 21 Avenue NE**  
**Calgary, Alberta**

**MLS # A2272061**



## \$619,900

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Alarm/Security System

Welcome to this charming character home in Tuxedo Park &mdash; a blend of 1912 timeless craftsmanship and smart modern updates. Enjoy morning coffee in the summertime on the sunny south-facing veranda before stepping into the bright, open main floor. Maple hardwood flows through the cozy living room, dining area, and functional kitchen with excellent storage and large vinyl windows. Patio doors lead to your private outdoor retreat: a spacious deck with privacy fencing and a BBQ gas line, plus a stone patio perfect for evenings around the fire pit. The fully finished, heated 20' x 28' garage is ideal for hobbies or extra workspace. Upstairs, you'll find a generous primary bedroom with two closets, a second bedroom overlooking the yard, and a 4-piece bath with a skylight that fills the upper level with soft natural light. The developed basement adds versatility with a wet bar/kitchenette, a den that could serve as a media area or a guest/third bedroom, a 3-piece bath with tiled steam shower, laundry, and plenty of storage. Located on a tree-lined street just minutes from downtown, close to schools, transit, parks, shopping, and the Italian Supermarket. A rare opportunity to enjoy inner-city living with historic charm and thoughtful updates. Click on media for the video and book your private viewing today!