

262 21 Avenue NE
Calgary, Alberta

MLS # A2338049



\$524,900

Division:	Tuxedo Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 237
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions:	N/A
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Immediate Possession | Prime Location | Desirable Corner Unit Welcome to this beautifully maintained corner-unit townhome in an intimate 4-plex, ideally situated on a wonderful street with great neighbours and an exceptional walkable location. Close to everything you can imagine! Enjoy the convenience of having so much right at your doorstep! Such a convenient location! Walk to downtown, public transit, recreation, local restaurants, pubs, religious centers, convenience & grocery stores, daycares, shopping (Nina's Market is just steps away), major road connectors and more. This lovely home has been exceptionally well cared for, with pride of ownership evident throughout. High 9 foot ceilings with Real Maple Hardwood floors and beautiful maple wood finishes throughout, add warmth and character, while the open-concept layout and high ceilings create a bright and inviting atmosphere. Step outside to the sunny, south-facing deck—an ideal spot to enjoy your morning coffee, relax, or soak up the sunshine. Inside, the fireplace provides a cozy place to gather with family and friends on chilly Calgary evenings. Recent updates include new shingles in spring 2024, along with newer matching dishwasher and stove. Clean, welcoming and move-in ready, this charming home offers a wonderful combination of location, comfort and character. Immediate possession is available—come see this one for yourself!