

265 21 Avenue NE
Calgary, Alberta

MLS # A2353255

\$639,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

OPEN HOUSE SATURDAY OCT 24 2:00 to 4:30 Much more than meets the eye! From the street, this charming character home has the appearance of a quaint bungalow, but step inside and discover a surprisingly spacious 2-storey home with all 3 bedrooms upstairs! Character homes like this are becoming harder to find in Calgary's sought-after inner-city community of Tuxedo, especially one with so much to offer. With 1,456 sq. ft. of usable space, this home has undergone some impressive recent renovations, including updates to the kitchen and living areas and the removal of interior walls to create a more open, spacious and functional main floor. These changes have improved the flow between the kitchen, dining and living spaces, bringing a more modern feel to the home while maintaining its original character and charm. The generous dining area easily accommodates a full-sized dining table, while the bright family room at the back of the home offers a cozy wood-burning stove and plenty of natural light. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom with its own 3-piece ensuite, walk-in closet and French doors leading to a private south-facing balcony. Hardwood, luxury vinyl plank (LVP) and tile flooring can be found throughout the home. Outside, you'll appreciate the large yard with mature trees and the convenience of a double detached garage. Located just minutes from Edmonton Trail, this is a wonderful neighbourhood for those who enjoy walking along tree-lined streets and exploring nearby restaurants, local markets and amenities. A fantastic opportunity to enjoy the charm of an established inner-city home with the benefit of recent renovations, a functional layout and more space than you'd ever expect from the street!