

**226 21 Avenue NE**  
**Calgary, Alberta**

**MLS # A2203124**



**\$1,019,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None

**\*\* Oversized Duplex on a Large Lot \*\*** Welcome to 226 21 Ave NE in the vibrant community of Tuxedo Park! This beautifully designed home sits on a rare oversized lot, allowing it to be nearly 400 sq. ft. larger than the average duplex. With over 3,116 sq. ft. of thoughtfully crafted living space, this home features high-end finishes, a chef-inspired kitchen, and a luxurious primary suite. Every detail has been carefully considered to create the perfect blend of style and comfort. The main floor boasts 10-ft ceilings and stunning oak hardwood flooring, creating an open and airy feel. A bright foyer welcomes you into an elegant dining area accented by a striking feature wall. The chef's kitchen is a true showpiece, featuring ceiling-height shaker cabinetry, dual pantries, a stylish hexagon tile backsplash, and an oversized waterfall island with seating for six. High-end stainless steel appliances and dual pull-out spice racks enhance both style and function. The spacious living room is highlighted by a gas fireplace with a full-height tile surround, custom millwork, and dual sliding glass doors that open to the backyard. A built-in storage mudroom and a chic powder room add practicality to the space. Upstairs, the luxurious primary suite features a tray ceiling, a massive walk-in closet with custom built-ins, and a spa-like ensuite with a steam shower, soaker tub, double vanity, and heated tile floors. Two additional bedrooms, a modern 4-piece bath, and a well-appointed laundry room with a sink, cabinetry, and a folding counter complete the upper level. The fully finished basement expands the living space with a rec room, wet bar with wine storage, beverage fridge, and ample cabinetry. A fourth bedroom with a walk-in closet and a 4-piece bath make it ideal for guests or teens. The basement also includes a rough-in for in-floor heating, offering additional comfort. This home is

equipped with surround sound on all levels, central air conditioning, and security cameras with motion detection, ensuring both convenience and peace of mind. A rough-in for central vacuum adds further functionality, while a 220V EV plug in the garage makes charging an electric vehicle effortless. Nestled in Tuxedo Park, this home offers easy access to top local spots like Lina's Italian Market, Rosso Coffee, and Unimarket, plus quick connections to 16th Ave, Deerfoot, and downtown. A perfect fusion of modern luxury and everyday comfort. Some furniture can be sold—ask the agent about any pieces you'd like to keep! Don't miss out on this rare opportunity—schedule your showing today!