

# \$539,000 - 264 21 Avenue Ne, Calgary

MLS® #A2223413

**\$539,000**

3 Bedroom, 4.00 Bathroom, 1,312 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Discover this Fantastic Inner-City Townhome

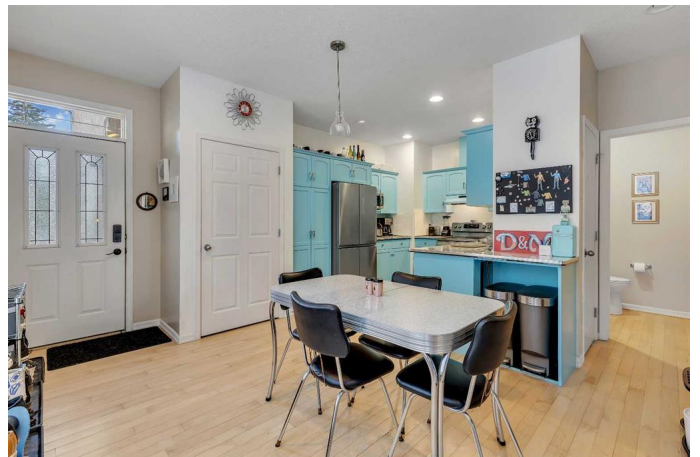
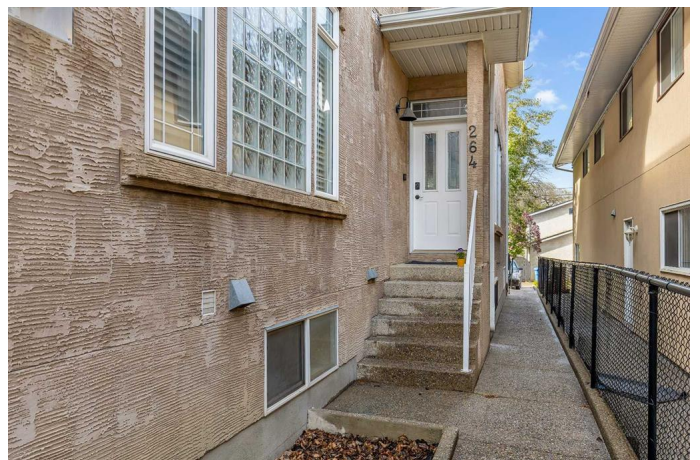
Experience urban living in this exceptional townhome, featuring three bedrooms and four bathrooms across nearly 1,650 sq ft of comfortable space. Situated on a beautiful tree-lined street, this home offers convenient amenities with no parking permit required and a fully finished basement.

Upon entry, you'll be impressed by the stunning hardwood floors that span the main level. The modern kitchen is highlighted, with stylish light blue cabinets, stainless steel appliances, and an extra bar fridge. The countertops feature a unique retro design, enhancing the home's aesthetic.

The open-concept main floor boasts 9-foot ceilings and a spacious living room with a cozy fireplace—perfect for cold winter nights. Upstairs, find two generously sized master suites, each with an ensuite bathroom and walk-in closet, providing privacy and comfort and the convenience of an upstairs laundry.

The fully finished basement includes a third bedroom, a bathroom, and a large versatile rec room or den. Additional features include a central A/C, a single garage, an adjacent carport, and a good-sized patio for enjoying hot summer days.

This home also includes newer appliances, a



newer roof, and a new water heater, ensuring peace of mind and efficiency.

Tuxedo Park is an incredibly desirable community known for its charming character, close-knit neighbourhood and convenient location. It's a fantastic place for young professionals and families alike, offering easy access to downtown Calgary, picturesque parks, schools, and various local amenities.

Located just moments from downtown with easy access to Deerfoot Trail, this home is near Calgary's top attractions, including Peter's Drive-In, Lina's Supermarket, and much more. Don't miss the exceptional opportunity to live in one of Calgary's most sought-after communities, Tuxedo Park.

Built in 2003

**Essential Information**

MLS® #	A2223413
Price	\$539,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,312
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	264 21 Avenue Ne
Subdivision	Tuxedo Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1S4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry
Appliances	Bar Fridge, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	M-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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