

\$629,900 - 233 21 Avenue Ne, Calgary

MLS® #A2240338

\$629,900

2 Bedroom, 1.00 Bathroom, 1,037 sqft

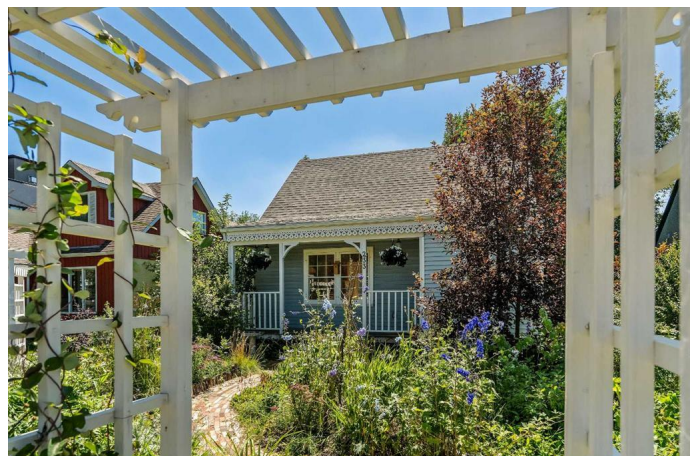
Residential on 0.12 Acres

Tuxedo Park, Calgary, Alberta

****Open House this Saturday, August 2nd from 1:00-3:00 PM**** An

absolutely beautiful home that has been tastefully updated throughout, combining Calgary's history with modern day comforts in a charming 2 bedroom, 1 bathroom home with over 1,000 square feet of living space!

Situated on a sprawling 41'x125' (5,155 ft²) lot with ideal south-exposure in the backyard, this fully move-in ready home has been updated throughout. This property is perfect for first time buyers, those looking to downsize, or investors wanting to hold an exceptional lot with a beautiful property to generate rental income immediately. The front garden creates a fairytale walkway to the covered front porch that overlooks the street. A large tiled front entryway with double closets has ample space for storage. The front window and French door allow for a bright space that permits natural light into the main living area. The expansive front room has a wall of traditional-style windows adding to the property's historical charm while allowing natural light to flood the space all day long. The living and dining area open to the kitchen, creating the perfect space for entertaining. Warm wood cabinets, a silgranite sink, open shelving and a wood slat wall make this a chef's dream workspace. The cookbook-worthy kitchen is complete with a gas range, chimney hood fan and a mid-century style fridge, completing the vintage aesthetic throughout. Double French doors allow the south-sunshine to flow



throughout the kitchen and into the living space while providing direct access to the deck and sunny backyard. A main level family room is the perfect TV space but could easily be used for a home office or third bedroom. The updated 4pc bathroom has a full tile tub surround, pedestal sink and a window that overlooks the backyard. Completing the main level is a full laundry room with countertop space and plenty of additional storage with direct access to the backyard. The hardwood flooring flows up the stairs and throughout the second level that is lit by a new stairwell skylight. The primary suite, spanning nearly 11'x13', has ample space for a king size bed with a walk-in closet. The second bedroom is the perfect guest room or children's bedroom with a large west-facing window. Mature trees canopy the private backyard that has a large deck and lower patio with plenty of space for dining and lounging with a full backyard that captures optimal sunshine all year long. The double detached garage is perfect for keeping your vehicle and valuables safe all year. The Trane high-efficiency furnace, hot water on demand (2021) and new roof (house & garage, 2021), allow you to purchase with peace of mind! Located in the heart of Tuxedo with countless amenities nearby and just minutes from downtown, this beautifully updated home combines history and charm effortlessly with endless future possibilities.Â

Built in 1949

Essential Information

MLS® #	A2240338
Price	\$629,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,037

Acres	0.12
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	233 21 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1S5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Skylight(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Treed, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
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Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Charles
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