



GRASSROOTS
REALTY GROUP

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226 21 Avenue NE
Calgary, Alberta

MLS # A2224739



\$977,900

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

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

BIGGEST DUPLEX IN THE NEIGHBOURHOOD - AND PRICED TO MOVE! This is not your average duplex. With 2,400 SQ FT above grade and over 3,100 SQ FT total, this home is a full 400 SQ FT larger than any other in the area. And with one of the lowest price-per-square-foot values around, you're getting serious space without the premium price tag. Tucked away on a quiet street with zero road noise, this property sits on an oversized lot - rare for the neighbourhood. It was handpicked from the builder himself, and it shows: tons of thoughtful upgrades, abundant storage, and flawless maintenance from day one. Pride of ownership is everywhere. Clean, bright, beautifully kept - it's move-in ready and built to impress. - Bigger - Better value - Premium lot & location - Better built - Immaculately maintained - Book your showing now - this is the one that sells.