



**252 21 Avenue NE**  
**Calgary, Alberta**

**MLS # A2280175**



**\$674,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,828 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Wet Bar		

**Inclusions:** 2 x Refrigerator, 2 x Stoves, Hood Fan, 2 x Washers, 2 x Dryers

Welcome to this modern, updated two-storey home offering 4 bedrooms, 3.5 bathrooms, and a fully developed basement with a separate entrance and illegal suite—perfect for extended family, guests, or added income potential. The main floor features a bright and spacious living and dining area, seamlessly connected to a contemporary kitchen complete with stainless steel appliances and plenty of room to cook, gather, and entertain. Upstairs, the generous primary suite includes its own private ensuite, while two additional well-sized bedrooms and a full bathroom complete the upper level. Downstairs, the basement is thoughtfully laid out with a private living space, bedroom, full bathroom, kitchen, and separate entrance, offering incredible flexibility for multi-generational living or rental opportunities. Located in an excellent inner-city setting, this well-maintained home is in great condition and delivers outstanding functionality, versatility, and value in one complete package.