

256 21 Avenue NW
Calgary, Alberta

MLS # A2219100



\$739,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,812 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: None

Wonderful home on a beautiful tree-lined street. Great family location (see map) with nearby schools, daycares, and well-established parks & recreation at Mount Pleasant Community Centre (w/outdoor pool). Enjoy a walking distance lifestyle to all the shops and restaurants on 4th and Centre Streets, plus easy access to transit offering a quick commute to downtown. Bright main floor has a semi-open plan. Nice to host your dinners without having to look at the dirty dishes, pots and pans on the kitchen counters! Kitchen features maple cabinetry, stainless steel appliances, raised eating bar, plenty of counter space, corner pantry, and a good-sized eating area for informal dining. Opens to a comfortable family room with warm corner fireplace. Upstairs is the spacious master retreat with ensuite spa and large walk-in closet, plus two more good sized bedrooms and another full bathroom. Basement development (completed in 2020 with all permits) has a large family room with vinyl plank flooring. Great for kids play area and a home entertainment centre. Modern style bathroom with quartz counters and walk-in shower. Fourth bedroom w/big closet, plus laundry room and additional understairs storage. Nice fenced and landscaped private backyard with patio and no maintenance artificial turf. Perfect for hosting your summer barbeques. Stay cool all summer with Central A/C (2024). Detached two car detached garage w/built in shelving completes the picture. READY to MOVE IN and ENJOY!