

**233 21 Avenue NE
Calgary, Alberta**

MLS # A2240338



\$629,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,037 sq.ft.	Age:	1949 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: Freezer in basement. Fridge in garage.

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.