

211 21 Avenue NW
Calgary, Alberta

MLS # A2183753



\$599,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	852 sq.ft.	Age:	1913 (111 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this bright delightful 2-bedroom one bath bungalow, perfectly situated on a tree-lined street in the peaceful and sought-after community of Tuxedo. Set on a generous 37.5' x 125' lot, this versatile property presents a remarkable opportunity for first-time homeowners, savvy investors, or anyone seeking a family home, space for a home-based business, or a rental property. With its prime location and future development potential, this property is an investment in lifestyle and long-term value. Ideally located just minutes from downtown, this vibrant neighborhood offers the perfect balance of convenience and tranquility. Enjoy strolls through the scenic Confederation Park, take advantage of nearby transit options, and explore top-rated schools, shopping, restaurants and amenities—all within walking distance. Plus, this home's proximity to SAIT, North Hill Mall, the Jubilee Auditorium, Kensington Village, and major commuter routes ensures effortless access to everything you need. Inside, the main floor exudes charm and character, featuring hardwood floors, fresh paint top to bottom including baseboards, newer entry doors front and back, and some newer windows. Upon entry you are greeted by a small office/workstation and an open concept living/dining and kitchen area. The kitchen features a newer dishwasher and brand-new stainless-steel fridge, stove and hood fan. The 2 bedrooms with new doors are located down the hallway separated by the main 4-pce bathroom. Bathroom features newer toilet, cabinet, mirror and faucet. Jetted tub "as is". Just needs a switch installed. The back entry offers a nice size mudroom. Out back you are greeted by a south-facing deck, spacious back yard and double detached garage. Current owners regularly have had Arborist attend to the shrubs and

trees on the property. while a bright and airy family room at the back of the house offers stunning views of the south-facing backyard. The lower level is fully developed and boasts cozy, freshly painted spacious recreation room and a unique playroom for children. The laundry is located in the utility room. Other notable items: furnace serviced regularly and has a new motor, shingles were done approximately 2012 on home only, eaves recently cleaned and hot water tank 2017. Don't miss out on this incredible property home in the heart of Tuxedo with its unbeatable location, charming character, and unlimited potential, this bungalow is ready to start its next chapter with you. Schedule a showing today!