

# \$739,900 - 256 21 Avenue Nw, Calgary

MLS® #A2219100

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,812 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

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!

Built in 2001

### Essential Information

MLS® #	A2219100
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,812
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	256 21 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1J3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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