

# \$1,097,000 - 226 21 Avenue Ne, Calgary

MLS® #A2203124

**\$1,097,000**

4 Bedroom, 4.00 Bathroom, 2,310 sqft

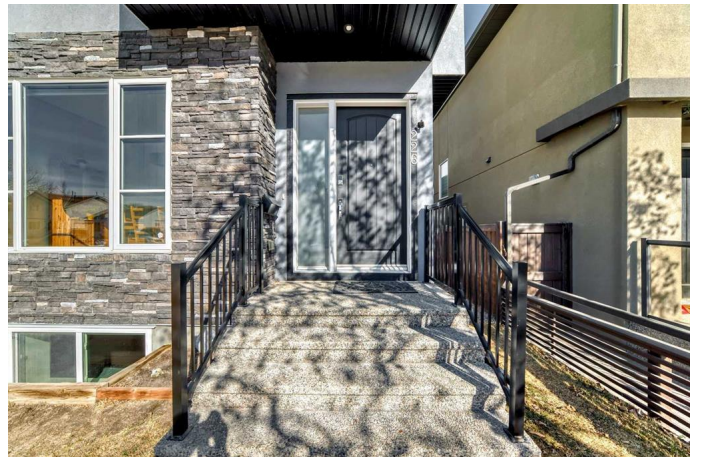
Residential on 0.08 Acres

Tuxedo Park, Calgary, Alberta

Welcome to 226 21 Ave NE in the vibrant community of Tuxedo Park! This beautifully designed home offers over 3,116 sq. ft. of thoughtfully crafted living space, featuring high-end finishes, a chef-inspired kitchen, and a luxurious primary suite. Every detail has been carefully considered to create a perfect blend of style and comfort.

The main floor boasts 10-ft ceilings and oak hardwood flooring throughout, creating an open and airy feel. A bright foyer welcomes you into an elegant dining area accented by a striking feature wall. The chef's kitchen is a showpiece, featuring ceiling-height shaker cabinetry, dual pantries, a stylish hexagon tile backsplash, and an oversized waterfall island with seating for six. High-end stainless steel appliances and dual pull-out spice racks enhance both style and function. The spacious living room is highlighted by a gas fireplace with a full-height tile surround, custom millwork, and 8' dual sliding glass doors that open to the backyard. A built-in storage mudroom and a chic powder room add practicality to the space.

Upstairs, the luxurious primary suite features a tray ceiling, a massive walk-in closet with custom built-ins, and a spa-like ensuite with a steam shower, soaker tub, double vanity, and heated tile floors. Two additional bedrooms, a modern 4-piece bath, and a well-appointed laundry room with a sink, cabinetry, and a



folding counter complete the upper level.

The fully finished basement expands the living space with a rec room, wet bar with wine storage, beverage fridge, and ample cabinetry. A fourth bedroom with a walk-in closet and a 4-piece bath make it ideal for guests or teens. The basement also includes a rough-in for in-floor heating, offering additional comfort.

This home is equipped with surround sound on all levels, central air conditioning, and security cameras with motion detection, ensuring both convenience and peace of mind. A rough-in for central vacuum adds further functionality, while a 220V EV plug in the garage makes charging an electric vehicle effortless.

Nestled in Tuxedo Park, this home offers easy access to top local spots like Lina's Italian Market, Rosso Coffee, and Unimarket, plus quick connections to 16th Ave, Deerfoot, and downtown. A perfect fusion of modern luxury and everyday comfort. Some furniture can be sold—ask the agent about any pieces you'd like to keep!

Built in 2018

### **Essential Information**

MLS® #	A2203124
Price	\$1,097,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,310
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Semi Detached

Style 2 Storey, Side by Side  
Status Active

### Community Information

Address 226 21 Avenue Ne  
Subdivision Tuxedo Park  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2E 1S4

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Sound  
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer  
Heating Forced Air  
Cooling Central Air, Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025

Days on Market 14  
Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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