

226 21 Avenue NE  
Calgary, Alberta

MLS # A2224739

\$977,900

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Tuxedo Park                     |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | 2 Storey, Attached-Side by Side |        |                  |
| Size:     | 2,310 sq.ft.                    | Age:   | 2018 (7 yrs old) |
| Beds:     | 4                               | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached          |        |                  |
| Lot Size: | 0.08 Acre                       |        |                  |
| Lot Feat: | Back Lane                       |        |                  |

|             |                                |            |      |
|-------------|--------------------------------|------------|------|
| Heating:    | Forced Air                     | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | -    |
| Roof:       | Asphalt Shingle                | Condo Fee: | -    |
| Basement:   | Finished, Full                 | LLD:       | -    |
| Exterior:   | Wood Frame                     | Zoning:    | R-CG |
| Foundation: | Poured Concrete                | Utilities: | -    |

**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

**Inclusions:** None

**BIGGEST DUPLEX IN THE NEIGHBOURHOOD - AND PRICED TO MOVE!** This is not your average duplex. With 2,400 SQ FT above grade and over 3,100 SQ FT total, this home is a full 400 SQ FT larger than any other in the area. And with one of the lowest price-per-square-foot values around, you're getting serious space without the premium price tag. Tucked away on a quiet street with zero road noise, this property sits on an oversized lot - rare for the neighbourhood. It was handpicked from the builder himself, and it shows: tons of thoughtful upgrades, abundant storage, and flawless maintenance from day one. Pride of ownership is everywhere. Clean, bright, beautifully kept - it's move-in ready and built to impress. - Bigger - Better value - Premium lot & location - Better built - Immaculately maintained - Book your showing now - this is the one that sells.