



**GRASSROOTS**  
REALTY GROUP

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**226 21 Avenue NE**  
**Calgary, Alberta**

**MLS # A2224739**



**\$997,900**

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

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

**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.