



**232 21 Avenue NE**  
**Calgary, Alberta**

**MLS # A2294487**



**\$788,800**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, See Remarks, Separate Entrance		

**Inclusions:** 2 dishwashers, 2 washer/dryer stacked sets, 1 Gas Range, 1 range hood, 1 Electric Range, 2 Refrigerators, 1 Microwave, All furniture shown in pictures

Welcome to Tuxedo Park—where charm, flexibility, and opportunity come together. This character bungalow sits on a 40 x 120 ft R-CG lot and offers incredible potential for homeowners and investors alike. With two legal suites, you can enjoy strong rental income, live in one unit while renting the other, or explore future redevelopment options in this sought after inner city location. Step inside the main floor and you’re immediately greeted by the warmth of original hardwood floors dating back to 1945, paired beautifully with thoughtful modern updates. The bright and inviting living room is filled with natural light from multiple windows and enhanced by fresh paint and updated lighting. Just down the hall, you’ll find new checkerboard tile leading past a brand new LG stacked washer/dryer and into the fully renovated kitchen, complete with stainless steel appliances, a gas range, new cabinetry, countertops, and fixtures. A charming bay window overlooks the expansive backyard, featuring a fire pit and a large double detached garage, while the adjacent deck offers the perfect spot to relax or entertain. The main floor includes two bedrooms that maintain their original character with hardwood flooring, doors, and hardware, all complemented by a refreshed, modern palette. The fully renovated bathroom blends old and new seamlessly, showcasing a beautifully tiled shower alongside a classic clawfoot tub. With its own private side entrance, the legal basement suite provides a comfortable and functional layout. Downstairs you’ll find two additional bedrooms, including a spacious primary with its own den, ideal for a home office. The updated kitchen and dining area feature new laminate flooring and a more open, efficient design, while the 3-piece bathroom offers convenient cheater ensuite access. The lower level also includes its own stacked washer/dryer

for added independence. To top it all off this home is being sold fully furnished! Everything you see is included, making it a true turnkey opportunity for investors or anyone looking for a seamless move-in or rental setup. Call to book a showing today! With an improved price and unmatched versatility, this is your chance to secure a property that delivers both immediate value and long-term potential in one of Calgary's most desirable inner-city communities. \*Open House Saturday March 21 from 2-4:00 p.m.\*