



GRASSROOTS
REALTY GROUP

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245 21 Avenue NW
Calgary, Alberta

MLS # A2316930



\$599,999

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Boat, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Skylight(s), Storage, Wood Counters		

Inclusions: Hooks on wall, Eufy Doorbell, 3 Cameras, Dishracks, Solar Panel (2)

Located in the highly sought after community of Tuxedo Park, this charming bungalow blends timeless character with extensive modern updates in one of Calgary's most desirable inner city neighbourhoods. Built in 1912 and offering 1,051 square feet of developed living space, this two bedroom, two bathroom home sits on a beautifully treed 37.5 x 125 foot lot. With more than \$100,000 in renovations completed, it is move in ready while preserving the warmth and charm that make character homes so appealing. A spacious front entry welcomes you inside, where large windows fill the home with natural light and red oak hardwood flooring extends throughout much of the main level. The inviting living room flows into the dining area and beautifully renovated kitchen, featuring wood countertops, custom cabinetry, a farmhouse sink, gas stove, and stainless steel appliances. A skylight fills the primary bedroom with natural light, while the beautifully updated four piece bathroom serves the main level. The second bedroom connects to a bright south facing sunroom with sliding doors that open to the backyard, creating an ideal space for a home office, reading room, or place to relax. The developed basement adds valuable living space with a recreation room, three piece bathroom, and laundry and utility area. The oversized backyard is a rare find in the inner city, offering plenty of space to entertain, garden, or simply enjoy the privacy provided by mature trees and established lilac bushes. A brick patio, fire pit, two storage sheds, alley access, and RV parking complete the outdoor space. Extensive renovations completed over the past few years include updates to the kitchen, bathroom, windows, mechanical systems, appliances, exterior doors, and more, giving buyers confidence in both the home's character and its long term functionality. Surrounded by mature

trees and established homes, Tuxedo Park offers the perfect balance of quiet residential living and exceptional inner city convenience. Walk to the Mount Pleasant Sportsplex, outdoor pool, schools, neighbourhood parks, cafés, and shopping, while SAIT, the Bow River pathway system, Confederation Park, and downtown are only minutes away. This is a rare opportunity to own a beautifully updated character home on a spacious lot in an exceptional inner city location. Be sure to check out the 3D tour and floor plans for a closer look.