



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

262 21 Avenue NE  
Calgary, Alberta

MLS # A2338049



**\$489,900**

|           |                                                         |        |                   |
|-----------|---------------------------------------------------------|--------|-------------------|
| Division: | Tuxedo Park                                             |        |                   |
| Type:     | Residential/Four Plex                                   |        |                   |
| Style:    | 2 Storey                                                |        |                   |
| Size:     | 1,170 sq.ft.                                            | Age:   | 2003 (23 yrs old) |
| Beds:     | 3                                                       | Baths: | 3 full / 1 half   |
| Garage:   | Single Garage Detached                                  |        |                   |
| Lot Size: | -                                                       |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level |        |                   |

|             |                                              |            |          |
|-------------|----------------------------------------------|------------|----------|
| Heating:    | Forced Air, Natural Gas                      | Water:     | -        |
| Floors:     | Carpet, Ceramic Tile, Hardwood               | Sewer:     | -        |
| Roof:       | Asphalt Shingle                              | Condo Fee: | \$ 237   |
| Basement:   | Full                                         | LLD:       | -        |
| Exterior:   | Stucco, Wood Frame                           | Zoning:    | M-CG d72 |
| Foundation: | Poured Concrete                              | Utilities: | -        |
| Features:   | No Smoking Home, Open Floorplan, See Remarks |            |          |

Inclusions: N/A

COME TO OUR OPEN HOUSE OCTOBER 24TH 1:00 - 4:00 PM! Immediate Possession | Prime Location | Desirable Corner Unit Super Low Condo Fees!! Welcome to this beautifully maintained corner-unit townhome in an intimate 4-plex, ideally situated on a wonderful street with great neighbor's and an exceptional walkable location. Close to everything you can imagine! Enjoy the convenience of having so much right at your doorstep! Such a convenient location! Walk to downtown, public transit, recreation, local restaurants, pubs, religious centers, convenience & grocery stores, daycares, shopping (Nina's Market is just steps away), major road connectors and more. This lovely home has been exceptionally well cared for, with pride of ownership evident throughout. High 9 foot ceilings with Real Maple Hardwood floors and beautiful maple wood finishes throughout, add warmth and character, while the open-concept layout and high ceilings create a bright and inviting atmosphere. Step outside to the sunny, south-facing deck—an ideal spot to enjoy your morning coffee, relax, or soak up the sunshine. Inside, the fireplace provides a cozy place to gather with family and friends on chilly Calgary evenings. Recent updates include new shingles in spring 2024, along with newer matching dishwasher and stove. Clean, welcoming and move-in ready, this charming home offers a wonderful combination of location, comfort and character. Immediate possession is available—come see this one for yourself!