

\$825,000 - 220 21 Avenue Nw, Calgary

MLS® #A2261288

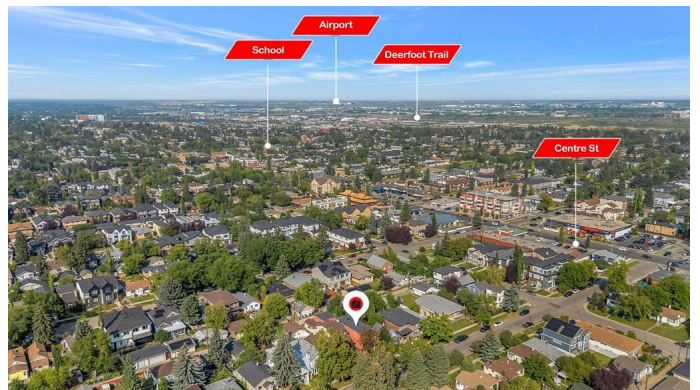
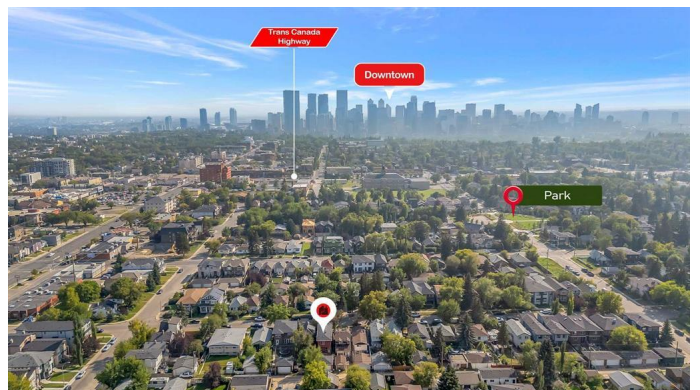
\$825,000

5 Bedroom, 4.00 Bathroom, 1,922 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

9FT CEILINGS ON ALL LEVELS!! SPEAKER SYSTEM THROUGHOUT!! BALCONY OFF MASTER BEDROOM!! DOUBLE DETACHED GARAGE!! OVER 2600 SQFT OF LIVING SPACE!! 5 BEDROOMS & 3.5 BATHS!! LOCATED IN THE HEART OF TUXEDO PARK!! This beautifully designed home offers the perfect balance of space, style, and convenience in one of Calgary's most desirable inner-city communities. Step inside to a welcoming main floor with soaring ceilings and OVERSIZED WINDOWS that flood the space with natural light. The LARGE FORMAL DINING AREA flows into the CHEF'S KITCHEN, the centerpiece of the home, complete with a central island, stainless steel appliances, built-in features, and modern cabinetry – all overlooking the bright living room. Enjoy cozy evenings by the FIREPLACE or step through the doors to your backyard deck, which comes equipped with built-in speakers and a gas line for your BBQ. A convenient 2-PC BATH completes this level. Upstairs, you'll find 3 BEDROOMS including a PRIMARY RETREAT with walk-in closet, spa-inspired 6-PC ENSUITE BATH, and a private balcony. Two additional BEDROOMS share a full BATH, and there's even a BUILT-IN DESK AREA for working or studying from home. The UPSTAIRS LAUNDRY ROOM adds everyday convenience. The fully finished basement offers a HUGE REC ROOM with a WET BAR, plus 2 more BEDROOMS and a full BATH –



perfect for entertaining, guests, or extended family. Outside, the DOUBLE DETACHED GARAGE is fully drywalled and insulated, while the home itself features 9FT CEILINGS on every level and a built-in speaker system throughout for modern living. Set in sought-after Tuxedo Park, this property offers quick access to Centre Street, schools, parks, shopping, and downtown Calgary. SPACIOUS, MODERN, AND PACKED WITH UPGRADES

“ THIS IS THE INNER-CITY HOME YOU’VE BEEN WAITING FOR!

Built in 2012

Essential Information

MLS® #	A2261288
Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,922
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	220 21 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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