

# \$799,999 - 252 21 Avenue Ne, Calgary

MLS® #A2240440

**\$799,999**

4 Bedroom, 4.00 Bathroom, 1,913 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to 252 21 Ave NE, a charming inner-city property nestled on a tree-lined street just minutes from downtown Calgary. This beautifully maintained home offers over 2,525 sq ft of developed living space across three levels, featuring 4 bedrooms, 3.5 bathrooms, and a flexible layout perfect for multi-generational living or rental income. Upper Floor (747 sq ft)

3 spacious bedrooms, including a large primary suite with 3-piece ensuite

4-piece main bathroom

Generous closet space and natural light throughout

Main Floor (1,166 sq ft)

Bright and open living and family rooms

Formal dining area and a cozy 2-piece powder room

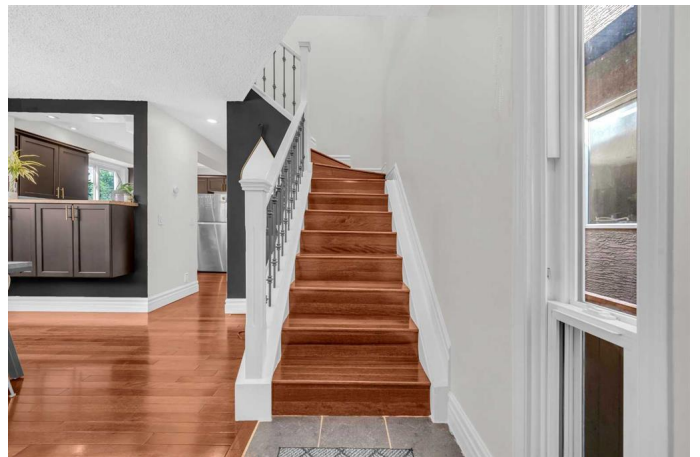
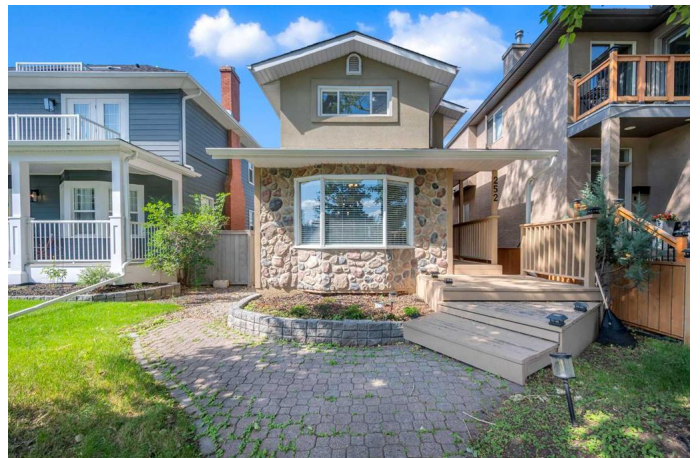
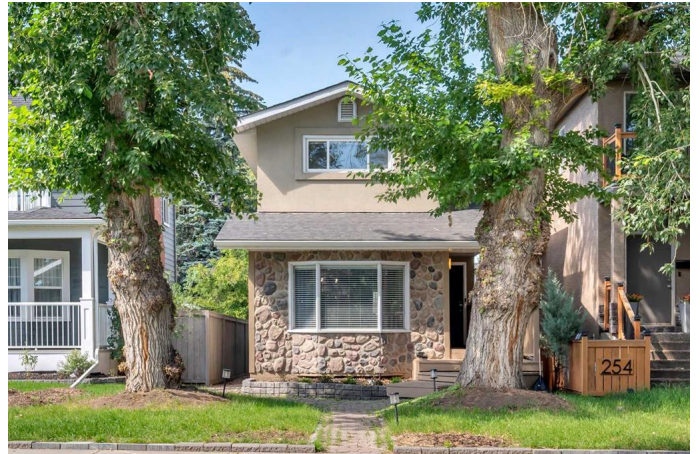
Updated kitchen with efficient layout

Dedicated separate laundry area

Access to a private deck for outdoor entertaining

Basement (865 sq ft â€“ Illegal Suite)

1 large bedroom and a 4-piece bathroom



Oversized rec room and second laundry area

Direct separate entry ideal for rental or extended family

Converted single attached garage currently used as additional living or storage space

Enjoy the warmth of hardwood flooring, updated finishes, and the versatility this home offers. Located in one of Calgary’s most desirable neighborhoods, you’ll love the proximity to schools, parks, shops, and all the vibrancy of downtown just minutes away.

Built in 1982

**Essential Information**

MLS® #	A2240440
Price	\$799,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	252 21 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2E 1S4

### Amenities

Parking Spaces 2

Parking Alley Access, Off Street, Parking Pad, Rear Drive

### Interior

Interior Features Laminate Counters, Separate Entrance, Storage, Wet Bar

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Exterior Entry, Full, Suite

### Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Wood

### Additional Information

Date Listed July 16th, 2025

Days on Market 9

Zoning R-CG

### Listing Details

Listing Office Century 21 Bravo Realty

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