



# 211 21 Avenue Calgary Alberta

\$599,900

Welcome to this bright delightful 2-bedroom one bath bungalow, perfectly situated on a tree-lined street in the peaceful and sought-after community of Tuxedo. Set on a generous 37.5' x 125' lot, this versatile property presents a remarkable opportunity for first-time homeowners, savvy investors, or anyone seeking a family home, space for a home-based business, or a rental property. With its prime location and future development potential, this property is an investment in lifestyle and long-term value. Ideally located just minutes from downtown, this vibrant neighborhood offers the perfect balance of convenience and tranquility. Enjoy strolls through the scenic Confederation Park, take advantage of nearby transit options, and explore top-rated schools, shopping, restaurants and amenities—all within walking distance. Plus, this home's proximity to SAIT, North Hill Mall, the Jubilee Auditorium, Kensington Village, and major commuter routes ensures effortless access to everything you need. Inside, the main floor exudes charm and character, featuring hardwood floors, fresh paint top to bottom including baseboards, newer entry doors front and back, and some newer windows. Upon entry you are greeted by a small office/workstation and an open concept living/dining and kitchen area. The kitchen features a newer dishwasher and brand-new stainless-steel fridge, stove and hood fan. The 2 bedrooms with new doors are located down the hallway separated by the main 4-pce bathroom. Bathroom features newer toilet, cabinet, mirror and faucet. Jetted tub "as is". Just needs a switch installed. The back entry offers a nice size mudroom. Out back you are greeted by a south-facing deck, spacious back yard and double detached garage. Current owners regularly have had Arborist attend to the shrubs and trees on the property. while a bright and airy family room at the back of the house...

Recreational, Games room 19.92 Ft x 8.75 Ft  
Family room 10.75 Ft x 8.42 Ft  
Furnace 14.58 Ft x 7.33 Ft  
Living room 14.17 Ft x 11.83 Ft  
Kitchen 13.33 Ft x 9.17 Ft

Primary Bedroom 10.25 Ft x 9.75 Ft  
Bedroom 9.50 Ft x 9.08 Ft  
Den 6.58 Ft x 5.75 Ft  
4pc Bathroom 12.08 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First



See

**Mirror**

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