



130 21 Avenue Calgary Alberta

\$619,900

Welcome to this charming character home in Tuxedo Park -- a blend of 1912 timeless craftsmanship and smart modern updates. Enjoy morning coffee in the summertime on the sunny south-facing veranda before stepping into the bright, open main floor. Maple hardwood flows through the cozy living room, dining area, and functional kitchen with excellent storage and large vinyl windows. Patio doors lead to your private outdoor retreat: a spacious deck with privacy fencing and a BBQ gas line, plus a stone patio perfect for evenings around the fire pit. The fully finished, heated 20' x 28' garage is ideal for hobbies or extra workspace. Upstairs, you'll find a generous primary bedroom with two closets, a second bedroom overlooking the yard, and a 4-piece bath with a skylight that fills the upper level with soft natural light. The developed basement adds versatility with a wet bar/kitchenette, a den that could serve as a media area or a guest/third bedroom, a 3-piece bath with tiled steam shower, laundry, and plenty of storage. Located on a tree-lined street just minutes from downtown, close to schools, transit, parks, shopping, and the Italian Supermarket. A rare opportunity to enjoy inner-city living with historic charm and thoughtful updates. Click on media for the video and book your private viewing today! (id:6769)

Primary Bedroom 15.00 Ft x 12.00 Ft

Other 5.33 Ft x 3.00 Ft

Other 10.75 Ft x 3.00 Ft

4pc Bathroom 7.42 Ft x 7.17 Ft

Bedroom 10.92 Ft x 10.17 Ft

Family room 10.75 Ft x 10.67 Ft

Other 9.00 Ft x 8.42 Ft

Furnace 11.67 Ft x 9.17 Ft

Laundry room 8.83 Ft x 5.75 Ft

3pc Bathroom 8.17 Ft x 5.00 Ft

Kitchen 18.33 Ft x 10.17 Ft

Living room 13.42 Ft x 8.92 Ft

Dining room 14.00 Ft x 8.92 Ft

Foyer 7.92 Ft x 3.33 Ft

Listing Presented By:



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