

\$977,900 - 226 21 Avenue Ne, Calgary

MLS® #A2224739

\$977,900

4 Bedroom, 4.00 Bathroom, 2,310 sqft

Residential on 0.08 Acres

Tuxedo Park, Calgary, Alberta

**BIGGEST DUPLEX IN THE
NEIGHBOURHOOD - AND PRICED TO
MOVE!**

This is not your average duplex. With 2,400 SQ FT above grade and over 3,100 SQ FT total, this home is a full 400 SQ FT larger than any other in the area. And with one of the lowest price-per-square-foot values around, you're getting serious space without the premium price tag.

Tucked away on a quiet street with zero road noise, this property sits on an oversized lot - rare for the neighbourhood. It was handpicked from the builder himself, and it shows: tons of thoughtful upgrades, abundant storage, and flawless maintenance from day one.

Pride of ownership is everywhere. Clean, bright, beautifully kept - it's move-in ready and built to impress.

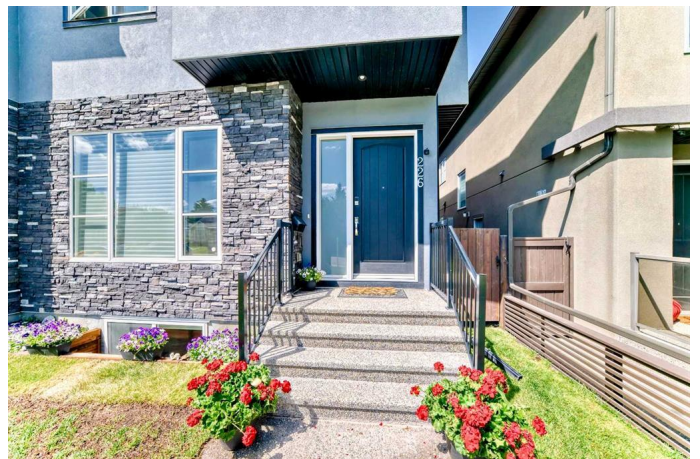
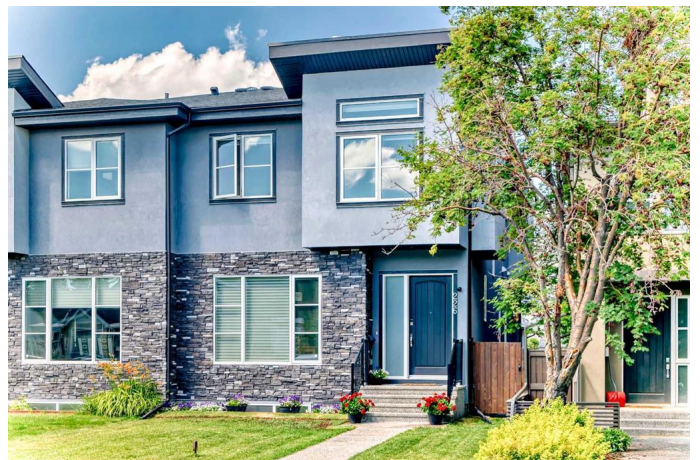
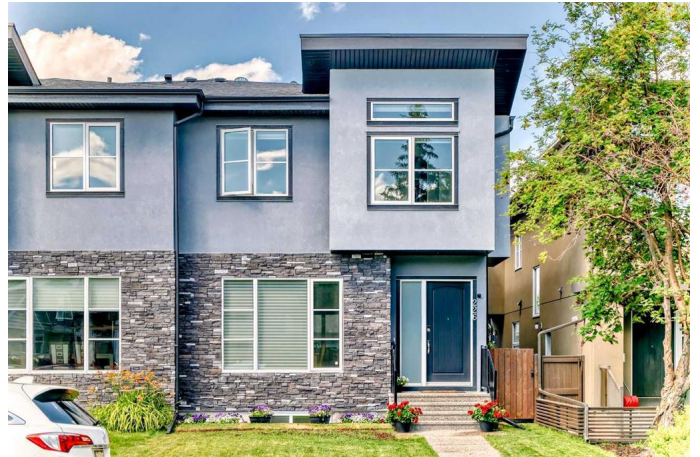
- Bigger
- Better value
- Premium lot & location
- Better built
- Immaculately maintained
- Book your showing now - this is the one that sells.

Built in 2018

Essential Information

MLS® # A2224739

Price \$977,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,310
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	226 21 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1S4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Humidifier
Heating	Forced Air
Cooling	Central Air, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	87
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.