



\$ 559,000.00

210 21 AVENUE NE CALGARY

<https://paulbrinton.com>

ATTENTION FIRST TIME HOME BUYERS WHO WANT TO LIVE INNER CITY, INVESTORS, DEVELOPERS, AND BUILDERS! 50 X 125 LOT | R-C2 ZONING | This well maintained bungalow in the sought after inner city community of Tuxedo includes an illegal suite with a separate entrance! This home is move in ready...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1146874

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-21 19:18:17

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 09/27/21

Lot size: 6340 sq ft

Year built: 1941

Parking: Single Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Ceramic
Tile,Hardwood,Laminate,Linoleum

Exterior Features: Barbecue,Fire
Pit,Storage

District: CAL Zone CC

Inclusions: There are 2 fridges, a TV wall
mount and a storage shed included.

Lot Features: Back Lane,Back
Yard,Landscaped,Rectangular Lot

Heating Type: Forced Air

Total Parking: 2

Community Features: Park,Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Built-in Features,See
Remarks,Storage

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Full, Suite

Levels: One



Laundry features: In Basement, See
Remarks

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: Suite - Illegal

Frontage Metres: 15.40M 50`6"

Living Area SF: 888.00

Structure Type: House

Restrictions: None Known

Zoning: R-C2

List Price Square Foot: \$ 650.34

Photo Count: 45

Construction Materials: Metal Siding
,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric
Stove,Freezer,Gas Stove,Microwave,Range
Hood,Refrigerator,See
Remarks,Washer,Window Coverings

Subdivision Name: Tuxedo Park

Lot Size Acres: 0.15

