



\$ 919,000.00

## 240 21 AVENUE NE CALGARY

<https://paulbrinton.com>

Get ready to LOVE this BRAND NEW DETACHED infill in Tuxedo Park...just in time to enjoy before the new year. QUICK POSSESSION, this 3-storey home features over 3,100 sq ft of living space, a fully developed basement, double detached garage & a three-storey bonus room with a private balcony! As...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1163705

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 20:27:13

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/24/21

**Two Piece Bath:** 1

**Lot size:** 3125 sq ft

**Year built:** 2021

**Parking:** Alley Access, Double Garage  
Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Living Room

**Exterior Features:** Lighting,Other,Private  
Yard,Storage

**District:** CAL Zone CC

**Total Parking:** 2

**Flooring:** Carpet,Ceramic  
Tile,Hardwood,Other

**Community Features:** Golf,Park,Schools  
Nearby,Playground,Pool,Sidewalks,Tennis  
Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None



**Inclusions:** Gas range, Oven, Refrigerator, Dishwasher, Microwave, Washer/Dryer, Garage Controls

**Lot Features:** Back Yard

**Heating Type:** Forced Air,Natural Gas

**Interior Features:** Built-in Features,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound

**Roof Type:** Flat Torch Membrane,Membrane

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Photo Count:** 43

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 2400.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Three Or More

**Zoning:** RC-2

**List Price Square Foot:** \$ 382.92

**Rooms Above Grade:** 7

**Construction Materials:**

Brick,Concrete,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In Gas Range,Built-In Oven,Built-In

Refrigerator,Dishwasher,Microwave,Washer/Dryer

**Subdivision Name:** Tuxedo Park

**Lot Size Acres:** 0.07

