

# \$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.

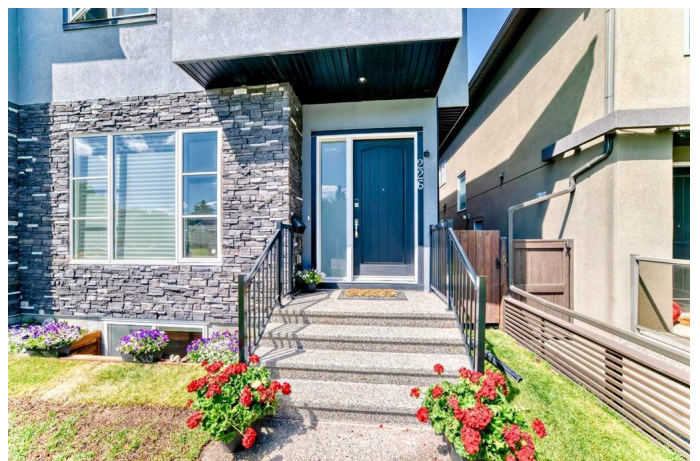
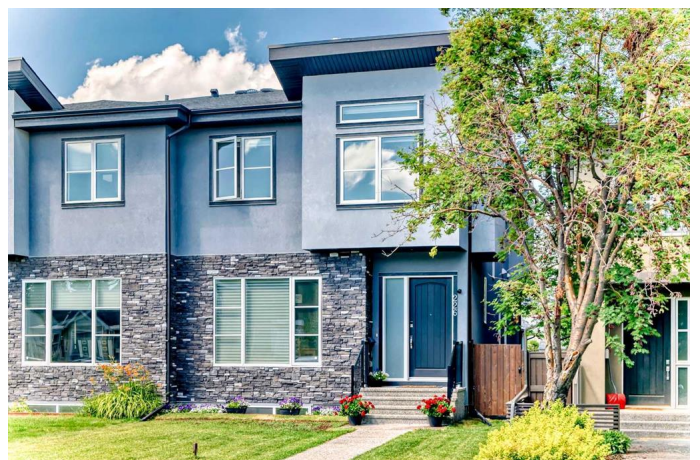
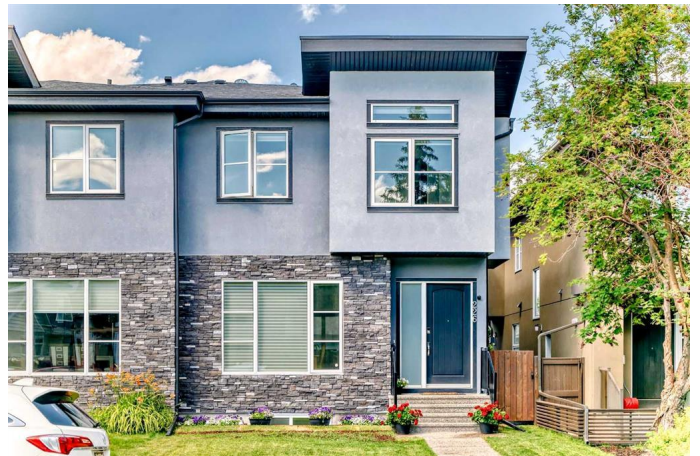
- Bigger
- Better value
- Premium lot & location
- Better built
- Immaculately maintained
- Book your showing now - this is the one that sells.

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, Humidifier, Microwave, Range Hood, Refrigerator, Washer
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	64
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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