



**DJ Golden**  
**REAL ESTATE**

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**220 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2261288**



**\$825,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Tuxedo Park            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,922 sq.ft.           | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.07 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Kitchen Island |                   |      |

**Inclusions:** N/A

9FT CEILINGS ON ALL LEVELS!! SPEAKER SYSTEM THROUGHOUT!! BALCONY OFF MASTER BEDROOM!! DOUBLE DETACHED GARAGE!! OVER 2600 SQFT OF LIVING SPACE!! 5 BEDROOMS & 3.5 BATHS!! LOCATED IN THE HEART OF TUXEDO PARK!! This beautifully designed home offers the perfect balance of space, style, and convenience in one of Calgary's most desirable inner-city communities. Step inside to a welcoming main floor with soaring ceilings and OVERSIZED WINDOWS that flood the space with natural light. The LARGE FORMAL DINING AREA flows into the CHEF'S KITCHEN, the centerpiece of the home, complete with a central island, stainless steel appliances, built-in features, and modern cabinetry &mdash; all overlooking the bright living room. Enjoy cozy evenings by the FIREPLACE or step through the doors to your backyard deck, which comes equipped with built-in speakers and a gas line for your BBQ. A convenient 2-PC BATH completes this level. Upstairs, you'll find 3 BEDROOMS including a PRIMARY RETREAT with walk-in closet, spa-inspired 6-PC ENSUITE BATH, and a private balcony. Two additional BEDROOMS share a full BATH, and there's even a BUILT-IN DESK AREA for working or studying from home. The UPSTAIRS LAUNDRY ROOM adds everyday convenience. The fully finished basement offers a HUGE REC ROOM with a WET BAR, plus 2 more BEDROOMS and a full BATH &mdash; perfect for entertaining, guests, or extended family. Outside, the DOUBLE DETACHED GARAGE is fully drywalled and insulated, while the home itself features 9FT CEILINGS on every level and a built-in speaker system throughout for modern living. Set in sought-after Tuxedo Park, this property offers quick access to Centre Street, schools, parks, shopping, and downtown Calgary.

SPACIOUS, MODERN, AND PACKED WITH UPGRADES &mdash; THIS IS THE INNER-CITY HOME YOU&rsquo;VE BEEN WAITING FOR!