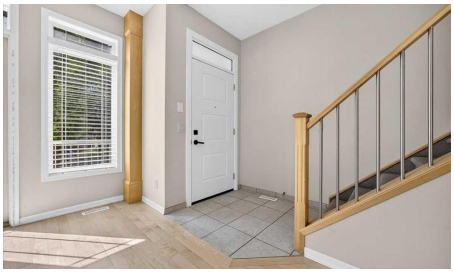
262 21 Avenue NE

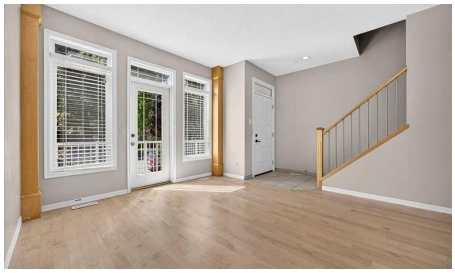
Calgary | Active | MLS® A2338049

$479,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2003**	**1,170 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Immediate Possession | Prime Location | Desirable Corner Unit Super Low Condo Fees!!

Welcome to this beautifully maintained corner-unit townhome in an intimate 4-plex, ideally situated on a wonderful street with great neighbor's and an exceptional walkable location. Close to everything you can imagine!

Enjoy the convenience of having so much right at your doorstep! Such a convenient location! Walk to downtown, public transit, recreation, local restaurants, pubs, religious centers, convenience & grocery stores, daycares, shopping (Nina's Market is just steps away), major road connectors and more.

This lovely home has been exceptionally well cared for, with pride of ownership evident throughout. High 9 foot ceilings with Real Maple Hardwood floors and beautiful maple wood finishes throughout, add warmth and character, while the open-concept layout and high ceilings create a bright and inviting atmosphere.

Step outside to the sunny, south-facing deck-an ideal spot to enjoy your morning coffee, relax, or soak up the sunshine. Inside, the fireplace provides a cozy place to gather with family and friends on chilly Calgary evenings.

Recent updates include new shingles in spring 2024, along with newer matching dishwasher and stove.

Clean, welcoming and move-in ready, this charming home offers a wonderful combination of location, comfort and character. Immediate possession is available-come see this one for yourself! Last 5 photos with furnishings are AI GENERATED and VIRTUALL STAGED.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338049
Bedrooms	3
Bathrooms	4
Year Built	2003
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,170 sq. ft.
Main Level Finished Area:	578 sq. ft.
Upper Level Finished Area:	593 sq. ft.
Condo Fee:	$237.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions, See Remarks
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	0313433
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Three-Sided
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Tuxedo Park
Amenities:	Other
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 11'10" × 10'11" ·
Main Floor	Kitchen · 10'6" × 9'8" ·

Main Floor	Pantry · 4'10" × 3'6" ·
Main Floor	Dining Room · 11' × 8' ·
Main Floor	Foyer · 4'11" × 4'8" ·
Main Floor	Nook · 7' × 3'6" ·
Upper Level	Bedroom - Primary · 12' × 11'5" ·
Upper Level	Walk-In Closet · 9'2" × 4' ·
Upper Level	Bedroom · 10'9" × 10'1" ·
Upper Level	Walk-In Closet · 5'3" × 3'6" ·
Upper Level	Laundry · 5'3" × 3'2" ·
Lower Level	Game Room · 11'11" × 11'8" ·
Lower Level	Bedroom · 15'9" × 8'3" ·
Lower Level	Furnace/Utility Room · 6'8" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Smoking Home, Open Floorplan, See Remarks
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Aug 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/262-21-avenue-ne-calgary-a2338049/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.