

\$649,900 - 2, 137 24 Avenue Ne, Calgary

MLS® #A2112058

\$649,900

3 Bedroom, 4.00 Bathroom, 1,392 sqft

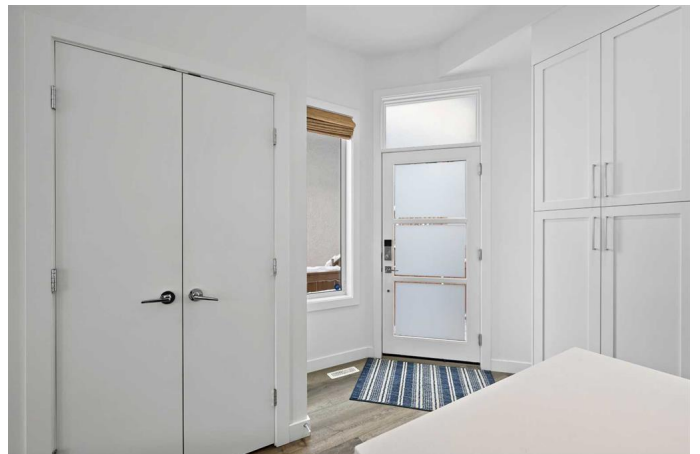
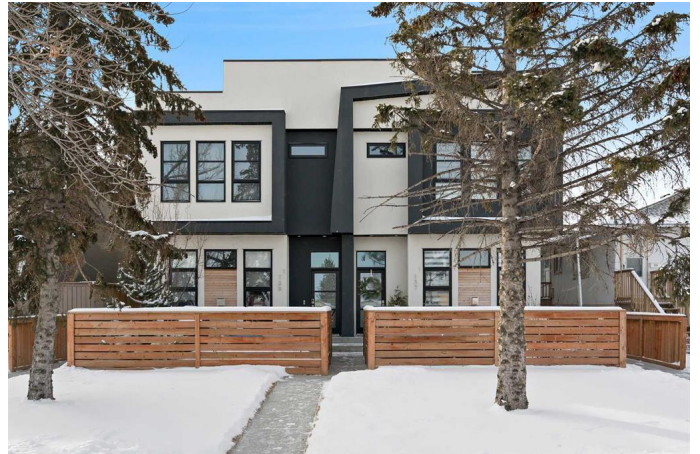
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

OPEN HOUSE Saturday March 16th from 1-3pm Welcome to the delightful community of Tuxedo Park! This 2019-built gem is ideally situated, offering a quick drive downtown or a pleasant 15-minute bike ride to the Bow River. Boasting 3 bedrooms, 3.5 baths, and over 2000 square feet of thoughtfully designed living space, this property welcomes you with an open floorplan and impressive 10ft ceilings upon entry. Revel in the stunning luxury vinyl plank floors, a chef's kitchen featuring custom cabinetry, a tile-to-ceiling gas fireplace, and an abundance of natural light, all presented in a neutral and stylish color scheme.

The kitchen is a masterpiece with 2-tone cabinets (white and wood grain), gas range, quartz counter tops that extends into a large island. The Upstairs, discover a luxurious vaulted primary retreat with an ensuite showcasing a generous glass shower, tub, exquisite tilework, and a beautiful vanity area with a full-wall mirror. Another spacious bedroom with an ensuite is just down the hall, accompanied by the convenience of upper floor laundry.

The fully finished lower level offers a large rec room with 9ft ceilings, an enticing wet bar, a drink fridge, and a third sizable bedroom (or an ideal gym/office space) with a third full bathroom. Out back, a south-facing fenced area leads to your single garage (half of a shared double). Enjoy the prime location close



to downtown, parks, schools, shopping, SAIT, and more. This property perfectly blends modern comfort with convenience in an inviting community setting.

Built in 2019

Essential Information

MLS® #	A2112058
Price	\$649,900
Sold Price	\$642,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 137 24 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1W7

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Wet Bar
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Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 22nd, 2024
Days on Market	16
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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