

\$649,900 - 2, 138 22 Avenue Ne, Calgary

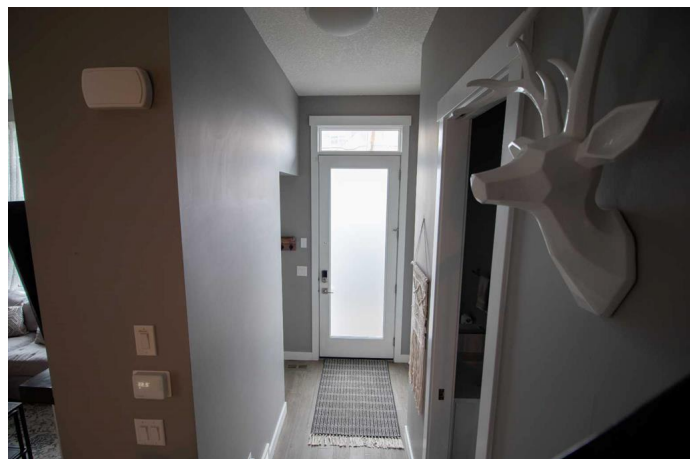
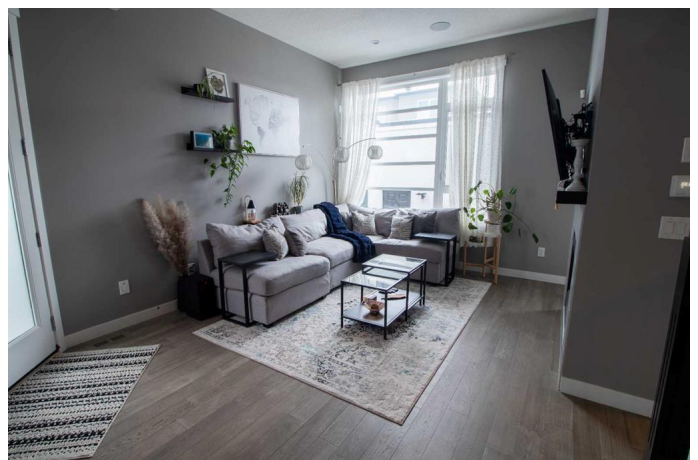
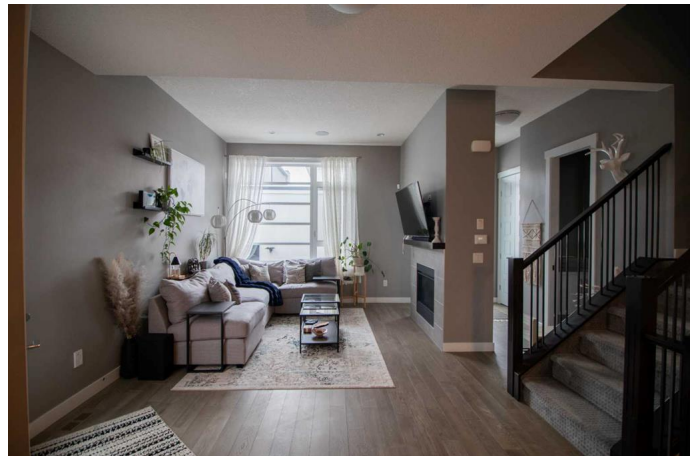
MLS® #A2120996

\$649,900

3 Bedroom, 4.00 Bathroom, 1,415 sqft
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Step into this stunning, contemporary residence filled with energy and natural light! This exceptional two-story custom-built townhouse condo boasts a captivating open layout with remarkable features. The exterior showcases park-like landscaping and striking architecture that immediately captivate your attention. As you enter, you are greeted by a spacious open floor plan adorned with high ceilings, custom windows that flood the space with natural light, high-end flooring, and a central gas fireplace that creates a cozy ambiance in the great room. The kitchen is a culinary enthusiast's dream, featuring wrap-around quartz countertops, a breakfast bar, wall pantry, built-in oven and microwave, gas range, and a double door fridge, all designed for convenience and functionality. The adjacent large dining room sets the stage for hosting memorable meals and gatherings. A convenient 2-piece powder room is discreetly tucked away down the hall, while a back door leads to your deck, and lower patio with BBQ area, perfect for outdoor entertaining and relaxation. On the upper floor, you'll find two bedrooms, each with its own ensuite bath. The primary bedroom is a luxurious retreat with a spacious walk-in closet, soaring vaulted ceilings, a media-ready wall, and an incredible ensuite bath complete with his and hers sinks, glass shower, and a deep jetted soaker tub. A dedicated laundry room with a sink and folding station adds to the convenience of the living space. The professionally finished lower level



offers a versatile space with a rec room featuring built-in media cabinet, built-in speakers, and a third bedroom with its own ensuite bath. Ample dedicated storage space is also available. The property boasts impressive features such as central air conditioning, Telus security system, custom curtains and blinds, quality lighting fixtures, central vacuum system, and being hard-wired for sound throughout the home as well as Shaw cable. This pet-friendly building has no size restrictions, welcoming your furry friends. A single garage with storage and ample street parking provide convenience. The neighborhood offers a variety of nearby stores and amenities, with the future green line in close proximity. Don't miss the opportunity to explore this exceptional and unique home in a prime location – schedule your viewing today!

Built in 2017

Essential Information

MLS® #	A2120996
Price	\$649,900
Sold Price	\$659,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,415
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2, 138 22 Avenue Ne
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Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1T3

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Central, High Efficiency, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 6th, 2024
Days on Market	17
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office BluePoint Realtors

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