

\$263,000 - 7, 113 22 Avenue Ne, Calgary

MLS® #A2132542

\$263,000

1 Bedroom, 1.00 Bathroom, 677 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Price to Sell #### Why Rent When You Can Buy? Exceptional Opportunity in Tuxedo Park

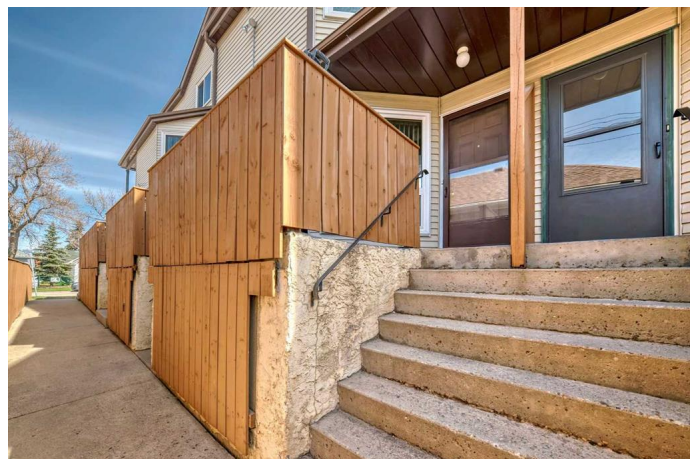
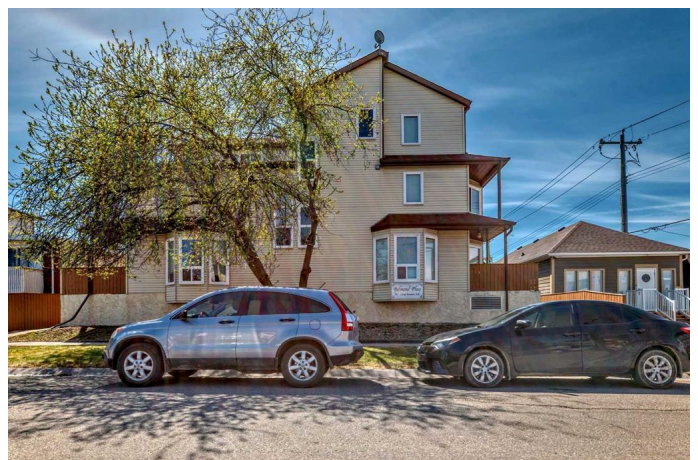
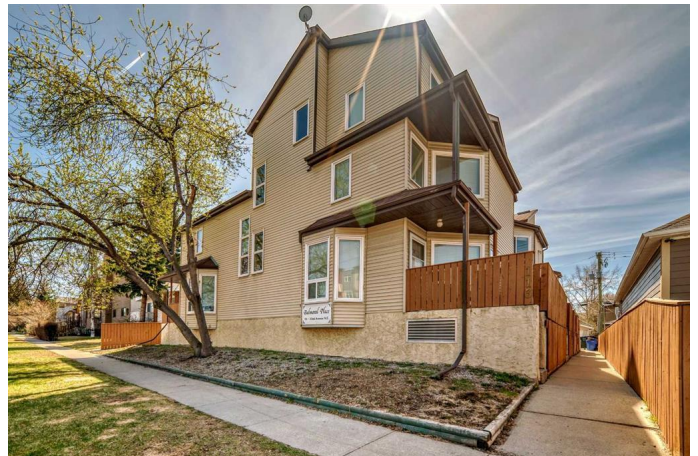
Welcome to an outstanding opportunity for first-time home buyers or savvy investors in Tuxedo Park. This well-appointed two-level home is spacious, conveniently located, and offers underground parking. Situated just off Centre Street, a mere 5-minute drive to downtown, this home offers the perfect blend of urban living and accessibility. You'll find yourself within walking distance of numerous amenities, including grocery stores, restaurants, bakeries, coffee shops, and public transportation. This home presents a unique opportunity for first-time buyers, offering a cost-effective alternative to renting.

Upon entering, an open floor plan allows for flexible furniture placement. The laminate floors add a touch of contemporary charm to the versatile living space, which includes a welcoming family room, a dining area, and a functional kitchen.

Built in 1982

Essential Information

MLS® #	A2132542
Price	\$263,000
Sold Price	\$260,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	677
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	7, 113 22 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T4

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Laminate Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
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Date Sold	June 30th, 2024
Days on Market	38
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office Top Producer Realty and Property Management

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