

\$499,900 - 1, 119 23 Avenue Ne, Calgary

MLS® #A2144997

\$499,900

3 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

STOP AND ADD THIS TOWNHOUSE TO YOUR LIST! Inner city living close to great restaurants, schools from elementary to high schools, shopping, transit and downtown! This 3-bedroom END UNIT townhome is tucked away in a quiet corner of the complex. You can enter this unit from the street side or the rear alley via the single attached garage, and both entrances are tiled with the front having a large foyer entrance. Enjoy its many upgrades - hardwood floors throughout most of the home, all new ceiling pot lights, granite countertops, glass railing, gas fireplace and a skylight. This unique layout has a bedroom on the main floor with its own 3-piece ensuite. Make this your quiet home office that can also double as a great guest suite. Upstairs the updated kitchen with its functional space, granite countertops, and moveable island which flows to the dining area. Just off the dining area is a balcony looking into the inner courtyard. The family room is large and bright, providing endless options for different configurations. A half bath and laundry are also on this level. Up to the top floor, there are two bedrooms - the master can hold a king-sized bed with good closet space and balcony to enjoy the south sun. The main 5-piece bath separates the two bedrooms. The bathroom has tons of counter space, double sinks, stand-up shower and large jetted tub. Parking and storage is not a problem with a single attached garage. The unit was just painted, the high-efficiency furnace was



installed in 2019, the hot water tank replaced in 2018, washer dryer in 2022 and a brand new kitchen hood fan. Central vacuum piping has been roughed in. All the views out the windows are private with mature trees giving you the feeling of being in the country while being right in the heart of the City. Prime location, just steps from Centre street and 5 mins to downtown. The complex is self-managed with a healthy reserve fund. Make sure you see this unit before itâ€™s gone! Call your favorite Realtor today to view.

Built in 1993

Essential Information

MLS® #	A2144997
Price	\$499,900
Sold Price	\$497,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 119 23 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1V6

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Granite C Home, Skylight(s), Soaking T
Appliances	Dishwasher, Dryer, Electric Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None



Exterior

Exterior Features	Balcony, Lighting, Other
Lot Description	Back Lane, Corner Lot, Low I
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 10th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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