

\$979,900 - 260 22 Avenue Ne, Calgary

MLS® #A2152160

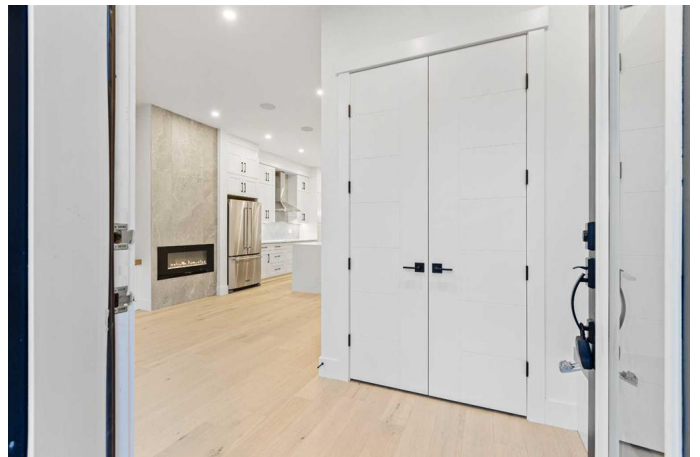
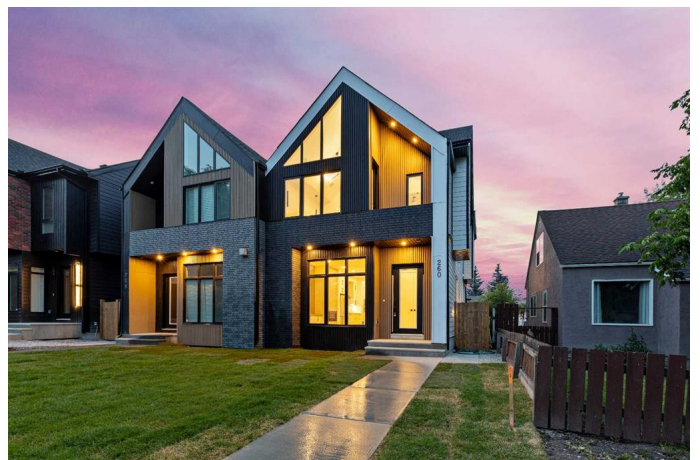
\$979,900

5 Bedroom, 4.00 Bathroom, 1,888 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this stunning residence effortlessly combining modern architectural design and thoughtful design in the heart of Tuxedo Park. The home boasts desirable SOUTH EXPOSURE complemented by large windows inviting warmth and light into every corner. Over 2600 SQFT provide ample space for comfort and functionality. This home comes equipped with 2 BEDROOM LEGAL SUITE, with side entrance & laundry facilities there is great potential as a mortgage helper. The main level unfolds with a spacious living room, featuring a fireplace and custom built millwork. The kitchen is uniquely placed at the back of the home providing a private & serene space for culinary creativity. It is adorned with custom cabinets, bar seating & expansive built-in pantry. The addition of a MAIN FLOOR OFFICE enhances productivity & organization. Adding to the convenience of the main floor is a half bathroom & mudroom, with custom built-in storage and bench. Upstairs the expansive primary suite welcomes you with sky high VAULTED CEILING and BALCONY, creating the ultimate luxurious retreat. The suite includes walk-in closet and outstanding 5-piece ensuite complete with free standing soaker tub and walk-in rain shower. Two secondary bedrooms share access to a modern 4-piece bath. Laundry room and & a linen closet enhance practicality and storage on this level. The legal basement suite makes an impression with vinyl plank flooring, modern kitchen design & quartz countertops. Separate



laundry, 4-piece modern bathroom, and two bedrooms create a comfortable and stylish living space. Situated ideally in Tuxedo Park youâ€™ll enjoy Linaâ€™s Italian Market, Safeway, Starbucks, Munro Park and more. Commuting is a breeze with access to 16th ave, Edmonton Trail & Deerfoot Trail. This residence is more than just a home; itâ€™s a harmonious blend of design, functionality and location. Donâ€™t miss the opportunity to make this gorgeous, unique & spacious property your home. Schedule a viewing today!

Built in 2024

Essential Information

MLS® #	A2152160
Price	\$979,900
Sold Price	\$962,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,888
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	260 22 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1T5

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Oven, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	September 7th, 2024
Days on Market	46
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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