

\$750,000 - 228 22 Avenue Nw, Calgary

MLS® #A2168064

\$750,000

3 Bedroom, 2.00 Bathroom, 763 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

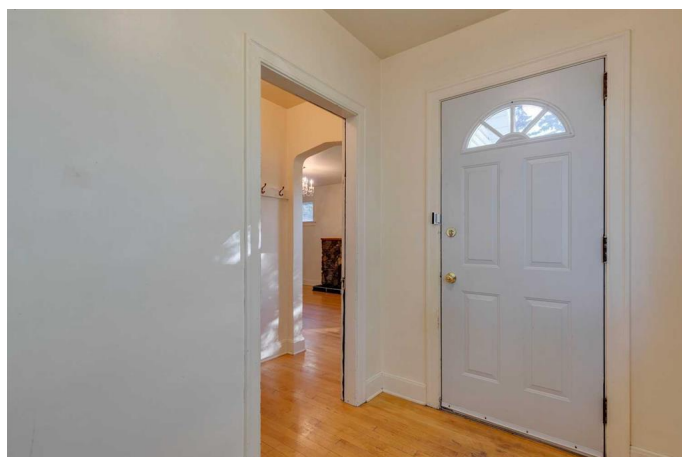
Tuxedo Park - 228 22 Avenue NW:

INVESTOR/BUILDER/DEVELOPER ALERT.

Welcome to this fully developed bungalow in the sought-after community of Tuxedo Park.

This 763 sqft home features 2 + 1 bedrooms, 2 full bathrooms, and a detached single garage with a long front driveway. The main floor features hardwood floors, a living room with a decorative fireplace, 2 bedrooms, and a 4 pc main bathroom. The kitchen has linoleum flooring and provides access to the lower level and back entry. The developed lower level has a kitchenette with sink and cabinets, a 3rd bedroom, and a 3 pc bathroom. Situated on a quiet tree-lined street, this home sits on a 50' x 120' lot with a large, fenced yard, back deck, and storage shed. Located in Tuxedo Park with easy access to transit on Centre Street, and a quick commute to downtown. Walking distance to many amenities such as Mount Pleasant pool, Confederation Park, Safeway, Lina's Market, coffee shops, restaurants, schools, and shops. Call for more info!

Built in 1945



Essential Information

MLS® #	A2168064
Price	\$750,000
Sold Price	\$756,800
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	763
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	228 22 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1N1

Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Range, Freezer, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 1st, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.