

\$660,000 - 1, 138 22 Avenue Ne, Calgary

MLS® #A2178769

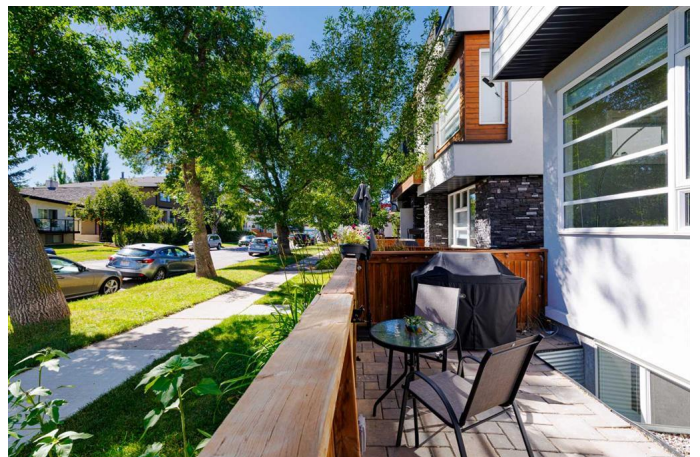
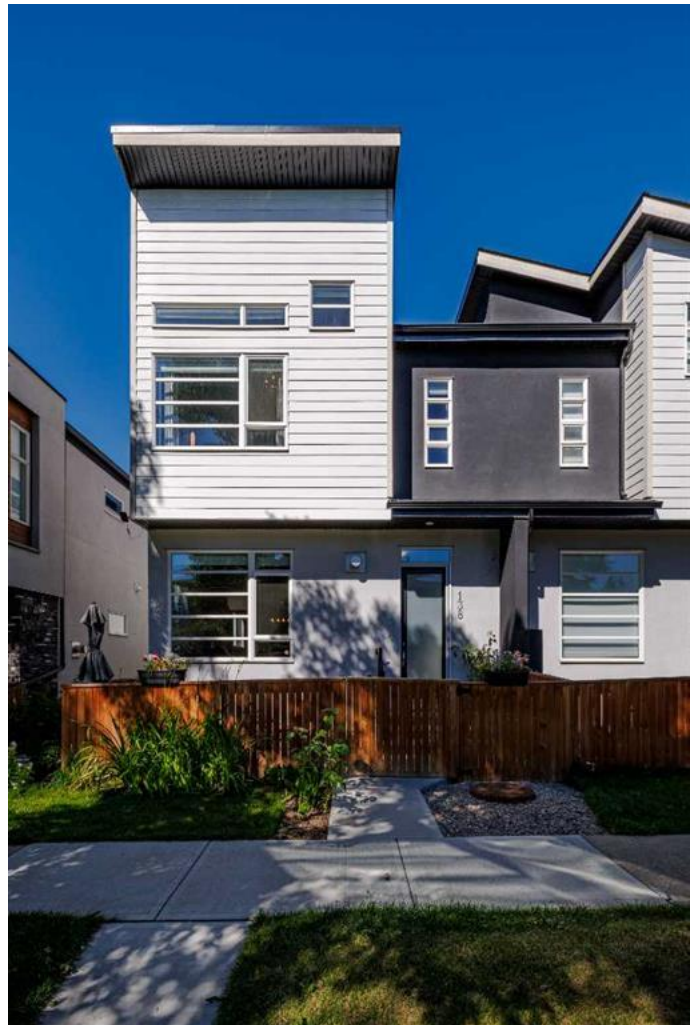
\$660,000

3 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Available for immediate possession! Welcome to modern living in the heart of Tuxedo Park! This stunning townhouse-style condo offers the perfect blend of style, comfort, and convenience. Located with great accessibility to downtown, trendy restaurants, coffee shops, and the beautiful Confederation Park. Step inside to discover a well-designed layout featuring a double-primary setup on the top floor, each with its own ensuite, providing privacy and comfort. With a total of 3 bedrooms and 3.5 bathrooms, this home is perfect for families, roommates, or guests. The main floor boasts a welcoming atmosphere with a cozy gas fireplace in the living area, space for a dining table and a convenient half bath. The kitchen is an entertainer's dream! Not only is it well organized with plenty of storage, but it also has a gas cooktop, built-in wall oven, quartz countertops and a massive center island offering tons of prep space. The primary suite has a soaring vaulted ceiling and large south-facing windows that flood the room with natural light. It also has a massive walk-in closet with custom built-in cabinetry and tons of storage. The spacious 5-piece ensuite has dual vanities, a walk-in shower and a large jetted tub. Another convenient top-floor feature is a large laundry room with counter space, a sink and cabinet storage. The basement is a versatile space, offering an additional living area and a spacious third bedroom complete with a large walk-in closet, perfect for guests or a home office. Enjoy outdoor living on the



charming front patio, ideal for relaxing with a morning coffee or evening glass of wine. On hot summer days, beat the heat with the Central A/C. For added convenience, a single detached garage is located at the back, providing secure parking and additional storage. This townhouse-style condo in Tuxedo Park offers a wonderful combination of modern features, prime location, and a warm, welcoming atmosphere. Don't miss the opportunity to make this beautiful property your new home!

Built in 2018

Essential Information

MLS® #	A2178769
Price	\$660,000
Sold Price	\$668,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 138 22 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T3

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings, Storage, Vaulted Ceilings, Closet Organizers, Granite Counters
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Appliances	Dishwasher, Dryer, Microwave, Washer, Built-In Oven, Garage Control(s), Gas Cooktop, window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Private Yard, Private Entrance, Storage
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Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Level
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame, Composite Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 13th, 2024
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Date Sold	November 20th, 2024
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Days on Market	7
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Zoning	M-C1
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HOA Fees	0.00
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Listing Details

Listing Office	CIR Realty
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