



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2810 1 Street NW**  
**Calgary, Alberta**

**MLS # A2215647**



**\$674,999**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Camera Door Bell, Electric Lock

Executive townhome in the heart of Tuxedo Park on a quiet street with affordable fees. As soon as you approach you will notice the exceptional curb appeal with durable stucco and stone exterior. A welcoming front foyer has a sense of grandeur, complete with heated porcelain tile floors, designer lights, and ample storage space. As you head upstairs you will notice the gleaming hardwood floors, elegant two tone railing, and soaring 9' ceilings. This well thought out layout is perfect for gatherings with the kitchen as the focal point. Showcasing custom cabinets that reach to the ceiling, plenty of drawers, stunning extra thick granite counters, undermount lighting, sleek tile backsplash, a full sized pantry and high end stainless steel appliances including a gas range. The contrasting large island creates a distinctive look and seamlessly opens to the bright dining area. Adjacent to the kitchen is the spacious living area featuring an impressive gas fireplace with stone detail. A well sized WEST facing balcony is off the living room surrounded by mature trees for privacy with a BBQ gas line. Completing this level is the powder room with a full vanity and stone counters. On the upper floor is the substantial primary. This room is flooded with natural light, includes its own walk in closet and a beautifully appointed ensuite with upscale quartz countertops. On this level is an additional well sized secondary bedroom with its own ensuite and sky light, as well as a convenient laundry room. The first floor has the third bedroom (art studio), an additional 4pc bath with stone counters, and convenient direct access to your oversized single attached garage. No detail was overlooked in this high end home, from solid core doors, the comforts of air conditioning, upgraded plumbing fixtures, extra large baseboards, new carpets, upgraded window coverings and so much more. Enjoy great accessibility to

downtown, trendy restaurants, coffee shops, top-rated schools and the beautiful Confederation Park. This is a rare find offering the perfect blend of comfort and convenience! Schedule your private showing today or view the virtual tour!