



**GRASSROOTS**  
REALTY GROUP

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**#2, 221 17 Avenue NE  
Calgary, Alberta**

**MLS # A2223976**



**\$550,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer/Dryer, Window Coverings

**LOCATION, LOCATION, LOCATION!** Welcome to this beautifully appointed 2-storey home offering 1,360 sq.ft. of refined living space in the highly desirable community of Tuxedo Park. Perfectly situated just minutes from downtown and within walking distance to shopping, grocery store (Safeway with a Starbucks) dining, bus stops and the iconic local spots like Peters' Drive-In, this property offers the best of urban living in a quiet, established neighborhood. Step inside to discover a modern open-concept layout with 9-foot ceilings on the main floor. Rich dark hardwood flooring and ceramic tile flow throughout the spacious living and dining areas. The gourmet kitchen boasts raised granite countertops, stainless steel appliances, a large pantry, and a generous island perfect for entertaining. A built-in entertainment unit surrounds a cozy gas fireplace with natural lighting – ideal for relaxing or hosting guests. Upstairs, you'll find two spacious bedrooms, each with walk-in closets and private ensuite bathrooms. The primary suite includes a charming bay window, a luxurious soaker tub, and a separate stand-up shower. For added convenience, the upper floor also features a stacked washer and dryer in the laundry area. The fully developed basement offers even more living space with a large open-concept living area, a 3-piece bathroom, and ample storage. Additional features include: Air conditioning for year-round comfort, Detached single garage just steps from your entrance, Built-in computer desk/workspace on the main floor. With Safeway, Co-Op, popular eateries, and public transit nearby, this home blends comfort, style, and unbeatable convenience. Don't miss this incredible opportunity to own in one of Calgary's most vibrant communities!

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