



**GRASSROOTS**  
REALTY GROUP

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228 19 Avenue NE  
Calgary, Alberta

MLS # A2226350



**\$582,000**

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	753 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Hood Fan, All Light Fixtures, Pergola

| Central Location | Updated Interior | Vaulted Ceiling | Front and Back Outdoor Space | Welcome to this beautifully updated home offering almost 1,100 square feet of developed living space in the desirable inner-city community of Tuxedo Park. Featuring 2 spacious bedrooms and a fully updated bathroom, this property combines modern comfort with character and convenience. The upstairs bedroom loft (not included in the 753 above-grade square footage) offers an additional approximately 100 sqft, along with the basement which offers another 245 sqft of developed living space. Step inside to discover a bright, airy interior highlighted by vaulted ceilings above the living room and large windows that flood the space with natural light. The updated kitchen boasts sleek stainless steel appliances and ample cabinet space—perfect for everyday cooking or entertaining. The dining room sits conveniently next to the kitchen and offers enough space for a sizable table. The basement features an additional recently finished flex room, ideal for a movie room, home office, gym, or guest space. A laundry space and plenty of storage round off the lower floor. Outside, enjoy the private backyard complete with lush grass, a sunny deck, and a huge front porch that invites relaxation. Well-kept bushes and trees add a nice touch of privacy and nature. A single detached garage adds convenience and additional storage. Located minutes from downtown and close to shopping, parks, and transit, this home offers the best of city living in a quiet, welcoming neighbourhood. Don't miss this opportunity to own a turnkey home in one of Calgary's most sought-after communities!