



GRASSROOTS
REALTY GROUP

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141 28 Avenue NE
Calgary, Alberta

MLS # A2261200



\$649,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Great valued two storey home located in Tuxedo Park. This semi-detached home features a main floor with laminate and tile flooring throughout. A front living room with a gas fireplace and formal dining room. Kitchen with granite countertops, white appliances, plenty of upper and lower cabinets and corner pantry. Rear breakfast nook and 2pc bathroom. The upper level features the large primary bedroom with walk-in closet and 3pc ensuite with cultured marble vanity and stand-up shower. Two other good sized bedrooms each with their own walk-in closet and full 4pc bathroom. The basement is unfinished with roughed-in plumbing awaiting your personal touches. South facing backyard with a deck and detached double garage. Plenty of windows throughout bringing in great natural light and roughed in vacuum system. Close to downtown, restaurants, shopping and schools. Don't miss out on this opportunity. Make your private showing today.