



GRASSROOTS
REALTY GROUP

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103, 2419 Centre Street NW
Calgary, Alberta

MLS # A2263797



\$289,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	749 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 384
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful main-floor corner unit in the well-established inner-city community of Tuxedo Park. Upon entry, you'll be greeted by a stylish kitchen featuring contemporary cabinetry, granite countertops, a raised breakfast ledge, and upgraded appliances. The spacious living room offers a stunning fireplace and sliding glass doors leading to a private patio—perfect for relaxing or entertaining. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second well-proportioned bedroom and convenient in-suite laundry complete the unit. This home also comes with a titled underground parking stall for added convenience. Ideally located close to schools, playgrounds, shopping, and public transit—and just a quick five-minute drive to downtown—this property combines comfort, style, and urban accessibility. Book your private showing today!