

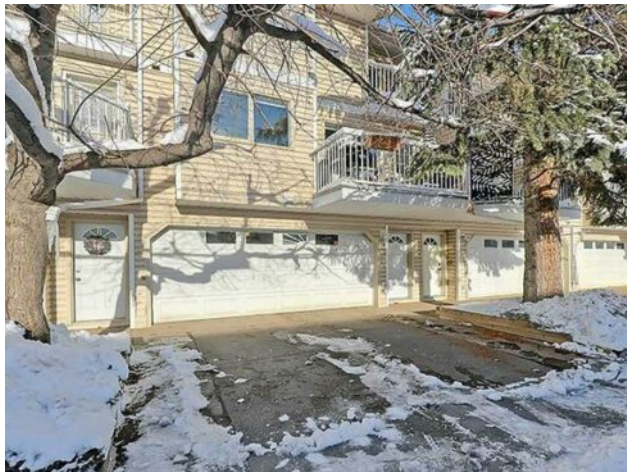


**GRASSROOTS**  
REALTY GROUP

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3, 119 23 Avenue NE  
Calgary, Alberta

MLS # A2272974



**\$509,000**

Division:	Tuxedo Park		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,486 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Wonderful opportunity to own this 2-bedroom townhome with double attached garage in Tuxedo—perfectly located near restaurants, schools, SAIT, shopping, transit, and downtown Calgary. As you enter, you’re welcomed by a spacious front foyer with a convenient laundry room that lead upstairs to the main level. The bright kitchen features an island, quartz countertops, vinyl plank flooring, stainless steel appliances, white cabinetry, and a generous breakfast nook—an ideal space for entertaining or family gatherings. A sunny south-facing balcony extends the living space and adds even more value. Adjacent to the kitchen is a large living room complete with a cozy gas fireplace and plenty of room to relax or host guests. The upper level offers two well-sized bedrooms, each with its own walk-in closet. A beautifully designed 5-piece bathroom separates the bedrooms and includes double sinks, a soaker tub, and a separate shower. The double attached garage provides comfort and convenience, making parking a breeze year-round. Come experience urban living in the heart of the city—close to everything Calgary has to offer. Let this beautiful townhome be your next move!