



**GRASSROOTS**  
REALTY GROUP

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1, 125 24 Avenue NE  
Calgary, Alberta

MLS # A2275932



**\$624,900**

Division:	Tuxedo Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** TV mounts in living room & bedroom

Discover contemporary elegance in this stunning two-storey townhome, perfectly situated on a quiet street in the sought-after community of Tuxedo Park. Centrally located with effortless access to downtown, trendy shops, restaurants, parks, deerfoot trail/airport and all other amenities. Spanning three thoughtfully designed levels, this modern residence boasts three bedrooms, three full bathrooms, and a convenient half bath. Flooded with natural light through oversized windows, the main floor welcomes you with impressive 10' flat ceilings that enhance the sense of space and sophistication. The open-concept layout flows seamlessly from the contemporary kitchen—ideal for cooking and gathering—to the bright living and dining areas, creating an inviting environment for both relaxed daily life and entertaining. Upstairs vaulted ceilings and a skylight create space with an airy, architectural charm. The luxurious primary retreat is a true sanctuary, featuring a spa-inspired ensuite complete with heated tile floors for comfort. An additional bedroom with its own ensuite and a convenient upper floor laundry complete this floor. The fully finished lower level extends the home's versatility with a spacious living/media room, a full bathroom, and the third bedroom—perfect as a guest suite, home gym, office, or flex space. Finished with premium upscale materials and timeless modern design throughout, this property also includes a single detached garage and outdoor patio. In one of Calgary's most vibrant yet peaceful inner-city neighbourhoods, this Tuxedo Park townhome combines style, thoughtful functionality, and an unbeatable location. A must-see gem that perfectly balances urban convenience with quiet retreat—ready to welcome you home. Check out the video in the media link and book your private showing

today!