



**GRASSROOTS**  
REALTY GROUP

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2, 136 22 Avenue NE  
Calgary, Alberta

MLS # A2277569



**\$585,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Tuxedo Park            |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,263 sq.ft.           | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 214 |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Open House! Feb 7th from 2-4pm! This 2-storey townhome combines modern design with everyday practicality—3 bedrooms, 3.5 bathrooms, a finished basement, private garage and fenced yard. The main level has a clean, open aesthetic: engineered flooring, a gas fireplace with built-ins, and a kitchen that balances polish with function—quartz counters, stainless appliances, corner pantry, and an island with seating. Upstairs, both bedrooms feature their own ensuite, including a vaulted primary with walk-in closet and 5-piece bath. The basement extends your living space with a rec room, guest bedroom, full bath and storage. Outside, the small fenced yard works as a versatile blank canvas—easy-care greenery you can shape into a garden, play space, or patio. Set in Tuxedo, just one block off Centre Street, you’re in the heart of the inner city with cafés, restaurants, and transit at your doorstep—yet still tucked on a quieter street. A turn-key home with thoughtful finishes and low-maintenance appeal.