



GRASSROOTS
REALTY GROUP

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3212 1 Street NW
Calgary, Alberta

MLS # A2280089



\$718,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,582 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Steam Room, Vaulted Ceiling(s), Wet Bar, Wood Windows		
Inclusions:	Pool table with accessories, attached shelves in garage		

Lovingly maintained by its current owner of 37 years, this spacious three bedroom, two bath single family home is nestled in the quiet inner-city neighborhood of Tuxedo Park. The home is not a cookie cutter and offers exceptional flow and functionality with a unique, thoughtfully designed floor plan enhanced by stylish and creative touches throughout. The main floor features timeless, maple, hardwood floors, slate tile, vaulted ceilings and a gas fireplace adding warmth and character, and also has a convenient laundry area. The main level's primary bedroom is a luxurious retreat, featuring a spa-inspired ensuite with a soothing BainUltra thermal air-jet bath and a separate steam shower for ultimate relaxation. Upstairs, you'll find two generously sized bedrooms and a second full bath, including one bedroom with patio sliders leading to an upper sun deck above the attached front-drive garage—an ideal spot to relax and take in the views. The eat-in kitchen and dining area offers access to the private backyard that feels like a personal retreat, featuring multiple decks, a small greenhouse, garden boxes, a shed and even the potential to add a second garage. The partially finished basement offers abundant storage and a spacious recreation room, complete with a built-in wet bar—perfect for entertaining or relaxing with family and friends. Ideally located close to schools, playgrounds, transit, shops, restaurants, parks and pathways. This inner-city gem is a rare find—schedule your showing today before it's gone.