



**GRASSROOTS**  
REALTY GROUP

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2, 127 24 Avenue NE  
Calgary, Alberta

MLS # A2281312



**\$619,900**

Division:	Tuxedo Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: TV Mount Living Room

Gorgeous 2 storey townhome located in the sought after community of Tuxedo Park. With just under 2,100 sq ft of living space, 3 bedrooms and 3.5 bathrooms spread over 3 floors, whether you're a growing family or a down-sizer, this place hits the sweet spot. An open concept main floor greets you as you enter through the front door, with 10 ft ceilings and lots of South-facing windows bringing in lots of natural light. The kitchen setup with extended quartz countertop features stainless steel appliances including a gas range, under cabinet lighting and lots of storage. A large dining area and living room overlook the floor to ceiling tiled fireplace wall. Upstairs, you'll find a large Primary with vaulted ceilings and a huge walk-in closet. The Primary en-suite includes double sinks, a large glass shower, soaker tub and heated floors. Laundry is located just outside of the Primary and as you walk down the hall you will find the 2nd bedroom with it's own en-suite bathroom. In the basement, you'll find a wide open rec room with 9 ft ceilings and a wet bar. A large 3rd bedroom plus a full bathroom round out the basement. This thoughtfully designed home has been built with premium materials and was meant to be enjoyed by its owners, unlike many of the newer ones out there. While this is a back unit, thought has been put into maximizing natural light through South facing windows, skylight etc. Don't forget to check out the private backyard space, which leads to the garage. The location is perfectly central and close to transit, shopping, SAIT, downtown, schools, parks and loads of great restaurants.