



2, 136 22 Avenue NE  
Calgary, Alberta

MLS # A2289147



**\$585,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 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, Natural Gas	<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, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

This elevated inner-city living awaits in this architecturally refined two-storey townhome in the heart of Tuxedo, just steps from Centre Street's vibrant cafe's, dining, and transit connections. Thoughtfully upgraded with integrated ceiling speakers in the living room, kitchen, and primary bedroom, the home delivers an elevated everyday experience where design and technology work seamlessly together. Designed with intention, the open-concept main level blends modern elegance with everyday comfort. Engineered flooring flows throughout, while a statement gas fireplace and custom built-ins create warmth and character. The chef-inspired kitchen showcases quartz countertops, stainless steel appliances, abundant cabinetry, and a generous island designed for gathering and effortless entertaining. Upstairs, two private bedroom suites offer exceptional comfort. The vaulted primary retreat is a true sanctuary, complete with a walk-in closet and a spa-inspired five-piece ensuite featuring heated floors and a calming, retreat-like atmosphere. The fully developed basement continues the home's thoughtful design with soaring ceilings, a spacious recreation room, guest bedroom, full bath, and ample storage &mdash; ideal for hosting, working from home, or simply unwinding. Outdoors, enjoy a fully fenced yard for private relaxation alongside the convenience of a detached garage. Refined, contemporary, and exceptionally located, this Tuxedo residence delivers the perfect balance of style, space, and urban accessibility.