



**237 28 Avenue NW**  
**Calgary, Alberta**

**MLS # A2297755**



**\$699,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,603 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Storage, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

**OPEN HOUSE Saturday & Sunday: April 4th & 5th 12:00-2:00PM!** One of Calgary's iconic homes from The "Painted Ladies" series, this custom built home is part of a well-known and sought-after collection located on a quiet, tree-lined street. Built by Litwiller Custom Homes, these properties draw inspiration from the classic San Francisco Victorian streetscape and offer a rare opportunity to own a truly distinctive inner-city home. This two-storey infill features just over 1,600 sq/ft above grade with a full, professionally developed basement. The main floor showcases rich tigerwood hardwood flooring, flat painted ceilings, glass railing along the staircase, and a renovated kitchen with granite countertops, tile backsplash, and a spacious pantry, all part of a comprehensive renovation completed in 2011. A flexible front room is ideal for a home office or formal dining, while the rear living room offers a comfortable space to relax with a gas fireplace and large windows that bring in plenty of natural light. The main level also includes a convenient 2-piece powder room and side entry. Upstairs offers two generously sized bedrooms, each with its own private ensuite—an ideal layout for professionals, roommates, or guests. The fully developed basement expands the living space with a large recreation area, wet bar, full bathroom, and a third room currently used as an office that could function as a bedroom (window may not meet today's code or current egress standards). Additional features include central air conditioning, central vacuum system, and a high-efficiency furnace and hot water tank (approx. 2 years old). Outside, the property includes a double detached garage and a low-maintenance, south-facing backyard with a spacious deck finished with dura decking and a natural gas BBQ hookup—perfect

for enjoying all-day sunshine. Located in Tuxedo Park with quick access to downtown, major routes, parks, and amenities, this home offers a unique blend of character, quality, and inner-city convenience.