



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**260 22 Avenue, Calgary T2E1T5**

MLS®#: **A2117168**

Area: **Tuxedo Park**

Listing Date: **03/22/24**

List Price: **\$995,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**2,966 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,887**

Low Sqft:

Ttl Sqft:

**1,887**

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn,Landscaped**

**Double Garage Detached**

DOM

**58**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Balcony,Private Yard**

Construction:

**Brick,Mixed,Stucco,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Oven,Range,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Living Room**

**Office**

**Bedroom - Primary**

**Bedroom**

Level

**Main**

**Main**

**Second**

**Second**

Dimensions

**15`6" x 13`2"**

**6`9" x 6`0"**

**14`0" x 11`11"**

**11`5" x 10`0"**

Room

**Kitchen**

**Dining Room**

**Walk-In Closet**

**Bedroom**

Level

**Main**

**Main**

**Second**

**Second**

Dimensions

**17`0" x 13`2"**

**13`2" x 10`2"**

**8`3" x 6`0"**

**10`0" x 10`0"**

Laundry  
Bedroom  
Living Room  
2pc Bathroom  
4pc Bathroom

Second  
Basement  
Basement  
Main  
Basement

8`5" x 5`5"  
10`0" x 9`11"  
9`11" x 9`5"  
0`0" x 0`0"  
0`0" x 0`0"

Bedroom  
Kitchen  
Laundry  
4pc Bathroom  
5pc Ensuite bath

Basement  
Basement  
Basement  
Second  
Second

13`1" x 9`11"  
10`2" x 8`5"  
5`4" x 4`6"  
0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-2**

**2410221**

Remarks

Pub Rmks: **Welcome to this stunning residence effortlessly combining modern architectural design and thoughtful design in the heart of Tuxedo Park. The home boasts desirable SOUTH EXPOSURE complemented by large windows inviting warmth and light into every corner. Over 2600 SQFT provide ample space for comfort and functionality. This home comes equipped with 2 BEDROOM LEGAL SUITE, with side entrance & laundry facilities there is great potential as a mortgage helper. The main level unfolds with a spacious living room, featuring a fireplace and custom built millwork. The kitchen is uniquely placed at the back of the home providing a private & serene space for culinary creativity. It is adorned with custom cabinets, bar seating & expansive built-in pantry. The addition of a MAIN FLOOR OFFICE enhances productivity & organization. Adding to the convenience of the main floor is a half bathroom & mudroom, with custom built-in storage and bench. Upstairs the expansive primary suite welcomes you with sky high VAULTED CEILING and BALCONY, creating the ultimate luxurious retreat. The suite includes walk-in closet and outstanding 5-piece ensuite complete with free standing soaker tub and walk-in rain shower. Two secondary bedrooms share access to a modern 4-piece bath. Laundry room and & a linen closet enhance practicality and storage on this level. The legal basement suite makes an impression with vinyl plank flooring, modern kitchen design & quartz countertops. Separate laundry, 4-piece modern bathroom, and two bedrooms create a comfortable and stylish living space. Situated ideally in Tuxedo Park you'll enjoy Lina's Italian Market, Safeway, Starbucks, Munro Park and more. Commuting is a breeze with access to 16th ave, Edmonton Trail & Deerfoot Trail. This residence is more than just a home; it's a harmonious blend of design, functionality and location. Don't miss the opportunity to make this gorgeous, unique & spacious property your home. Schedule a viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









