



THE
A-TEAM

**RE/MAX
FIRST**

114 28 Avenue #1, Calgary T2M 2K2

MLS®#: **A2124858** Area: **Tuxedo Park** Listing Date: **04/21/24** List Price: **\$639,900**
 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: **2017**
Lot Information
 Lot Sz Ar: **2,992 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Level**
 Park Feat: **Parking Pad,Unassigned**

Finished Floor Area
 Abv Sqft: **1,531**
 Low Sqft:
 Ttl Sqft: **1,531**

DOM
244
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey,Back Split**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Rubber**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Other**

Construction: **Composite Siding,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Refrigerator,Range Hood,Refrigerator**
 Int Feat: **High Ceilings,No Smoking Home**
 Utilities: **Heating Paid For,Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`8" x 11`6"	Dining Room	Main	6`3" x 11`7"
Living Room	Main	13`0" x 15`4"	Bedroom - Primary	Third	15`3" x 16`0"
Bedroom	Second	11`6" x 13`8"	Bedroom	Second	10`7" x 12`8"
Laundry	Second	3`6" x 6`6"	Balcony	Third	5`0" x 12`0"
4pc Ensuite bath	Third		4pc Bathroom	Second	
Balcony	Third		4pc Bathroom	Lower	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1912334**

Zoning: **M-C1**

Remarks

Pub Rmks: **Experience sophistication and contemporary elegance in this semi-detached house with NO CONDO FEE, nestled in the highly desirable Tuxedo community. Boasting a generous 1961 sq ft of meticulously designed living space, this home exudes modern luxury at every turn with aluminum twin sealed windows . Step inside to discover a welcoming full-width terrace at the entrance, leading to a spacious living room featuring a cozy gas fireplace. The sleek quartz kitchen is adorned with ample pantry cabinets, perfect for culinary enthusiasts. On the second floor, two generously sized bedrooms await, each with expansive closets, accompanied by a full bath and convenient laundry facilities. Ascend to the top floor to retreat to the master suite, highlighted by an 8' patio door opening onto a private terrace. The master suite is further enhanced by a lavish walk-in closet and a spa-like ensuite boasting double sinks and a luxurious 36"x60" shower. The fully finished lower level offers versatility with a fourth bedroom, full bath, and a flexible living area. Conveniently located close to downtown, SAIT, shopping, parks, and schools.**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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



