



THE
A-TEAM

**RE/MAX
FIRST**

114 28 Avenue #1, Calgary T2M 2K2

MLS® #: **A2124858**

Area: **Tuxedo Park**

Listing Date: **04/21/24**

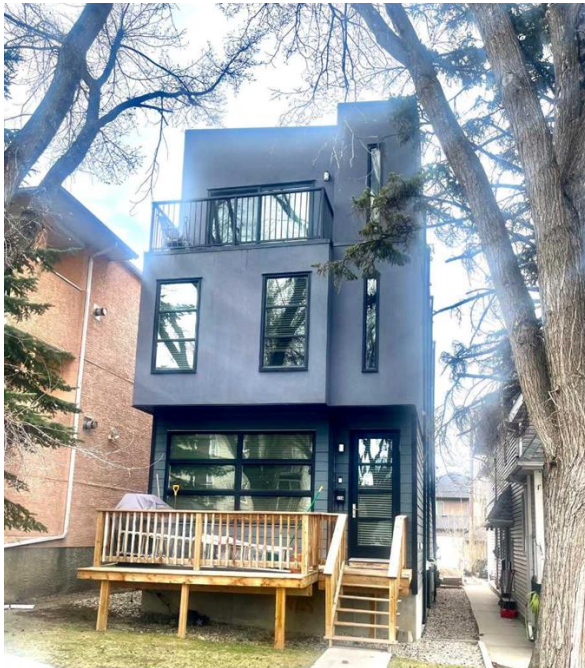
List Price: **\$639,900**

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:

Finished Floor Area

Abv Sqft:

1,531

Low Sqft:

Ttl Sqft:

1,531

Access:

Lot Feat:

Park Feat:

Back Lane,Level

Parking Pad,Unassigned

DOM

28

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:	Zoning:
Fee Simple	M-C1
Legal Desc:	1912334

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. This residence can be purchased with the adjoining unit which would make you own full duplex, see MLS A2124859. This semi-duplex will not last , book a showing ASAP.
Inclusions:	N/A
Property Listed By:	eXp Realty

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

