



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 28 Avenue #2, Calgary T2M 2K2**

MLS®#: **A2124859**

Area: **Tuxedo Park**

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

List Price: **\$619,900**

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**

**Parking Pad, Unassigned**

DOM

**29**

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: **Sewer**

Ext Feat: **Balcony, Private Entrance**

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, Refrigerator**

Int Feat:

**High Ceilings, No Animal 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"   | 4pc Ensuite bath  | Third  |               |
| Balcony      | Third  | 5`0" x 12`0"  | 4pc Bathroom      | Second |               |
| 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 modern living space . 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.

Inclusions: N/A  
 Property Listed By: eXp Realty

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



