



THE
A-TEAM

**RE/MAX
FIRST**

220 17 Avenue, Calgary T2E 1L8

MLS® #: **A2154295**

Area: **Tuxedo Park**

Listing Date: **08/01/24**

List Price: **\$985,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,068

Year Built:

2020

Low Sqft:

Ttl Sqft:

2,068

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

49

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Cement Fiber Board,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmnt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator

Int Feat:

Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Steam Room,Storage,Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Living Room

Main

14`5" x 12`6"

Kitchen

Main

13`3" x 20`10"

Dining Room

Main

13`6" x 11`5"

Pantry

Main

5`3" x 4`10"

2pc Bathroom

Main

0`0" x 0`0"

Den

Second

15`3" x 11`5"

Bedroom - Primary	Second	13`5" x 18`3"	5pc Ensuite bath	Second	0`0" x 0`0"
Laundry	Second	6`8" x 6`0"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`10" x 11`2"	Bedroom	Second	9`10" x 11`2"
Game Room	Lower	19`8" x 15`8"	Exercise Room	Lower	10`1" x 14`10"
Bedroom	Lower	8`4" x 10`2"	Other	Lower	9`4" x 4`0"
4pc Bathroom	Lower	0`0" x 0`0"	Furnace/Utility Room	Lower	6`8" x 7`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2110783**

Zoning: **R-C2**

Remarks

Pub Rmks: *****OPEN HOUSE Sat 12-4pm and Sun 1-4pm***Welcome to the heart of Tuxedo! This immaculate fully finished duplex has ALL the bells 'n whistles! You'll note the incredible features of high ceilings, white oak flooring, quartz waterfall on island, fabulous millwork, luxury KitchenAid appliances, butler's pantry, custom window blinds and Central Air Conditioning! The rooms are generous in size and allow for large gatherings or extended family. Upstairs there is a flex space/Den with built-in cabinetry, separate Laundry room, two bedrooms, 4pce bath and a stunning Primary bedroom with custom walk-in closet! The Primary 5pce Ensuite offers in-floor heat, steam shower, dual sinks and a gorgeous oval soaking tub! Downstairs is the fun space...Family/Theatre room with built-in cabinetry, a custom wet bar, Gym with commercial rubber flooring, guest bedroom and 4pce bath. Fabulous tech pieces here with Built-in Sound controls thru out home, exterior lights on timers, wireless garage door opener and Security system with integrated digital door keypads allows you monitor property at all times! Fully finished and fenced yard, private back patio area with hottub hookup and double detached garage which has an additional 100amp panel with EV ready plug! Steps to Munro Park, shops, grocers, 16th Ave, transit and easy access to downtown! This home is barely lived in with all the upgraded items you could want....come check it out!**

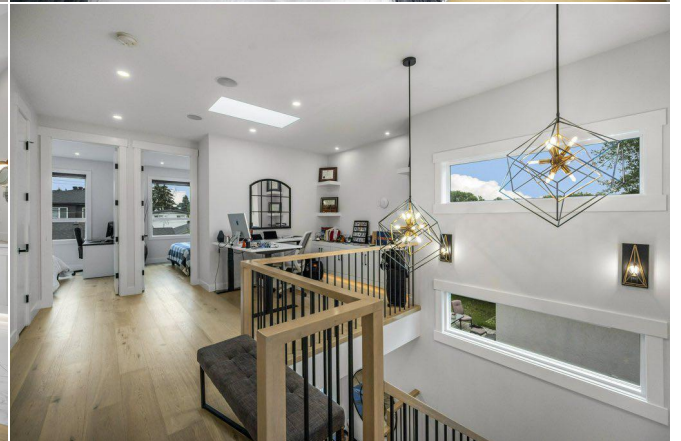
Inclusions: **Pot Filler, Alarm System (no contract), Built-in Sound System Components, Digital Door Keypads (3), Rubber Flooring in Gym, Separate Panel + EV ready plug in Garage**

Property Listed By: **eXp Realty**

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







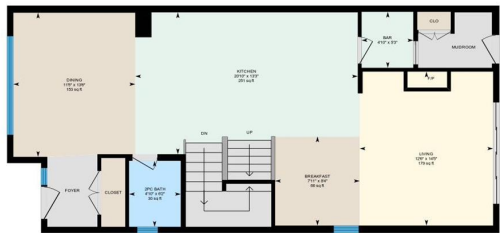






220 17 Ave NE, Calgary, AB

Main Floor Exterior Area 858.30 sq ft
Interior Area 878.00 sq ft



PREPARED: 2024/07/26



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



220 17 Ave NE, Calgary, AB

2nd Floor Exterior Area 1111.71 sq ft
Interior Area 1022.26 sq ft
Excluded Area 0.51 sq ft



PREPARED: 2024/07/26



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Basement (Below Grade) Exterior Area 889.48 sq ft
Interior Area 814.17 sq ft



PREPARED: 2024/07/26



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