



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 22 Avenue, Calgary T2M 1N1**

MLS®#: **A2162938**

Area: **Tuxedo Park**

Listing Date: **09/04/24**

List Price: **\$974,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,013**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,013**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

DOM

**14**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Street Lighting,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete,Slab**

Kitchen Appl:

**Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Range,Washer/Dryer**

Int Feat:

**Bar,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`5" x 14`1"	Living Room	Main	13`7" x 13`10"
Kitchen	Main	17`0" x 16`0"	2pc Bathroom	Main	5`5" x 4`11"
Foyer	Main	6`7" x 7`3"	Mud Room	Main	5`6" x 11`1"
Bedroom - Primary	Second	12`11" x 11`7"	Bedroom	Second	14`5" x 9`10"
Bedroom	Second	11`11" x 10`11"	Bonus Room	Second	16`4" x 9`4"
4pc Bathroom	Second	9`9" x 5`0"	5pc Ensuite bath	Second	10`0" x 17`0"
Laundry	Second	6`2" x 7`9"	4pc Bathroom	Basement	8`8" x 4`11"
Family Room	Basement	19`2" x 19`3"	Bedroom	Basement	13`3" x 16`3"

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>RC2</b>
Legal Desc:	<b>21290</b>

Remarks

Pub Rmks:	<p>Welcome to your brand new duplex, conveniently located near downtown! This stunning property offers a perfect blend of modern design, functionality, and comfort. As you step inside, you'll immediately notice the attention to detail and the high-quality finishes throughout. The main floor boasts a spacious and inviting layout, with 10-foot ceilings that enhance the sense of space and openness. The heart of the home is the beautiful kitchen, where sleek cabinetry, stainless steel appliances, and ample countertop space create an ideal environment for culinary creativity Whether you're hosting dinner parties or enjoying a quiet meal at home, this kitchen is sure to impress, and living room with fireplace and patio door along with mudroom Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite complete with a stunning ensuite bathroom. The ensuite features a stylish walk-in closet, providing plenty of storage space for your wardrobe essentials. With its elegant design and thoughtful layout, the master suite is truly a private oasis where you can relax and unwind after a long day. There are two other bedrooms along with loft area which can be used as office or living room upstairs along with full washroom and full laundry room But the luxury doesn't end there - the finished basement offers additional living space, perfect for entertaining guests or accommodating extended family. Here, you'll find a cozy bedroom, a full washroom, and a convenient wet bar area, making it the perfect spot for movie nights or weekend gatherings. Outside, the duplex features a charming backyard where you can enjoy the outdoors and soak up the sunshine. Whether you're gardening, grilling, or simply relaxing with a good book, this outdoor space offers endless possibilities for enjoyment. With its prime location near downtown, this brand new duplex offers the best of both worlds - the convenience of urban living combined with the comfort and tranquility of a suburban retreat. Don't miss your chance to make this your new home sweet home! This house comes with full kitchen appliances package ,central AC, &amp; washer dryer included in the price .</p>
Inclusions:	N/A
Property Listed By:	TREC The Real Estate Company

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