



THE
A-TEAM

**RE/MAX
FIRST**

2214 1 Street, Calgary T2M 2T6

MLS®#: **A2167793** Area: **Tuxedo Park** Listing Date: **09/21/24** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Calgary** Abv Sqft: **1,811**
 Year Built: **2021** Low Sqft:
 Lot Information Ttl Sqft: **1,811**
 Lot Sz Ar: **2,756 sqft**
 Lot Shape:

DOM

123
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt** Construction: **Stone,Stucco,Wood Frame**
 Heating: **High Efficiency,Fireplace(s),Forced Air**
 Sewer: Flooring: **Carpet,Ceramic Tile,Vinyl**
 Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island**
 Utilities:

Room Information

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

**Kitchen
Furnace/Utility Room**

**Basement
Basement**

**16`2" x 13`10"
8`5" x 9`0"**

Laundry

Basement

3`3" x 2`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

1912124

Remarks

Pub Rmks:

Great Location! LEGAL BASEMENT!! Built in 2021 !! Welcome to this professional designed and well maintained, fabulous 5 bed rooms home which located in the heart of Tuxedo Park, just beside center street and 16th Avenue, walking distance and easy access to everything you need. This 10 feet high ceiling home offers high quality & upgraded finishes & nearly 2,600 sq ft of developed living space across 5 BEDROOMS, 3.5 bathroom and a lower legal basement suite. The main floor features a chef-inspired kitchen, ceiling-height custom cabinetry, a modern tile backsplash, designer pendant lights, an oversized island, bar seating, & stainless steel appliances, including a gas cooktop and built-in oven. The spacious living room centres on a stunning gas fireplace feature wall, while the large dining room offers oversized windows overlooking the front yard, butler's pantry is located just off the kitchen. Upstairs, the elegant master suite features oversized windows, & a walk-in closet ,ample storage for family needs! The ensuite is elegantly finished with quartz countertops, dual undermount sinks, a stand-alone soaker tub, & a stunning glass shower with a built-in bench. One additional good-sized bedroom open onto front yard view, another bedroom is perfect for an additional office or flex space for the family. Downstairs, the fully developed basement has decent size living room and kitchen. There's also 2 good size bedrooms with easy access to the main 4pc bathroom with quartz countertops and a tub/shower combo. This high-quality inner-city home is the one you've been searching for! * Call your favorite realtor for a showing now!!!!

Inclusions:
Property Listed By:

n/a
Homecare Realty Ltd.

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







