



THE A-TEAM

RE/MAX FIRST

2323 1 Street, Calgary T2M 1S3

MLS#: A2168691 Area: Tuxedo Park Listing Date: 09/26/24 List Price: \$599,800
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2019

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Back Lane,Front Yard,Landscaped,Street Lighting,Rectangular Lot
Park Feat: Assigned,Garage Door Opener,Garage Faces Side,Insulated,Off Street,Single Garage Detached

DOM

22
Layout
Beds: 3 (2 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency,Fireplace(s),Forced Air,Natural Gas
Sewer: Public Sewer
Ext Feat: Balcony,Lighting

Construction: Metal Siding ,Stone,Stucco,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source: Public
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Water Softener,Window Coverings
Int Feat: Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities: Electricity Connected,Natural Gas Connected,Sewer Connected,Water Connected

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, etc. with their levels and dimensions.

**Laundry
Bedroom**

**Upper
Basement**

**7`2" x 3`8"
10`0" x 10`0"**

**Game Room
4pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**19`2" x 12`6"
9`0" x 5`2"**

Condo Fee:
\$215

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1912382**

Remarks

Pub Rmks: **Location, location, location! This luxurious, modern, and contemporary end-unit infill boasts over 1,800 sq.ft of living space, offering 3 bedrooms and 3.5 bathrooms. With incredible curb appeal, the main floor features soaring 10-foot ceilings, engineered hardwood flooring, and an abundance of natural light from large windows. The sleek kitchen comes with a full stainless steel appliance package (with a gas line roughed in for a gas stove), quartz countertops, and a spacious dining area, perfect for entertaining. A convenient mudroom completes the main floor layout. Upstairs, the 9-foot ceilings continue, where you'll find a spacious master suite with a luxurious 5-piece ensuite and a private balcony. The second bedroom has its own full bathroom, and the laundry room is conveniently located on this level. The fully finished basement, also with 9-foot ceilings, includes a large rec room, a wet bar, a third bedroom, and a fourth full bathroom, offering extra space for relaxation or guests. Additional features include a three-zone built-in speaker system, security cameras, an alarm system, air conditioning, a water softener, and low condo fees. Fully landscaped with front and back patios, this home is move-in ready. Located close to Center Street shopping, parks, schools, and more, this is the perfect home for modern living in an unbeatable location. Please click the Virtual Tours for more details!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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









