



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**228 20 Avenue, Calgary T2M 1C2**

MLS®#: **A2173387**

Area: **Tuxedo Park**

Listing Date: **10/17/24**

List Price: **\$979,900**

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:

**2024**

Lot Information

Lot Sz Ar:

**3,075 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Detached**

DOM

**97**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**BBQ gas line,Lighting,Private Entrance**

Construction:

**Aluminum Siding ,Stucco**

Flooring:

**Carpet,Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Dry Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`6" x 14`0"	Kitchen	Main	15`3" x 14`9"
Dining Room	Main	12`5" x 10`11"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	13`2" x 12`6"	Bedroom	Second	10`8" x 9`6"
Bedroom	Second	10`7" x 9`6"	4pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Basement	13`0" x 11`5"
Kitchen	Basement	11`9" x 9`7"	Dining Room	Basement	11`9" x 7`0"
Living Room	Basement	11`10" x 10`0"	4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2010186**

Zoning: **R-CG**

Remarks

Pub Rmks: **\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Discover modern living in this **BRAND-NEW & MOVE-IN READY 2-storey semi-detached infill w/ a LEGAL BASEMENT SUITE**, perfect for investors or savvy homebuyers. Offering 2,665 sq. ft. of stylish, functional living space, this home in desirable Tuxedo Park is steps from trendy shops, parks, and transit. The bright and airy main floor features 9' ceilings, **ENGINEERED HARDWOOD flooring**, and a stunning kitchen with a **QUARTZ ISLAND w/ WATERFALL DETAIL**, dual-tone cabinetry, and **UPGRADED SAMSUNG APPLIANCES**. Entertain in the spacious living room w/ a **GAS FIREPLACE** and easy access to the backyard. Completing the main floor is a functional mudroom and a chic 2pc powder room with a floating vanity. Upstairs, the luxurious primary suite boasts a stylish feature wall, a **WALK-IN CLOSET**, and a 5-piece ensuite with a **FREESTANDING SOAKER TUB**, dual vanities, and in-floor heating. Two additional bedrooms with built-in closets share a beautifully designed 4-piece bath. Completing this level is a practical laundry room with a side-by-side washer/dryer, quartz folding counter, and extra cabinetry. The fully developed legal basement suite has a separate entrance. It features **HYDRONIC IN-FLOOR HEATING**, a cozy living room with an electric fireplace, a well-appointed kitchen, and a spacious bedroom with a walk-in closet. Perfect for **LONG-TERM RENTAL INCOME** or **MULTI-GENERATIONAL LIVING**. Outside, the private backyard includes a **COMPOSITE DECK**, a gas line for BBQ, and ample grassy space. A **DOUBLE DETACHED GARAGE** provides plenty of storage and parking. This home is equipped with advanced systems, including a high-efficiency furnace, two 50-gallon hot water tanks, and a radon mitigation rough-in, and is backed by the **1-2-5-10 YEAR NEW HOME WARRANTY**. Located in the heart of Tuxedo Park, this property offers easy access to parks, restaurants, shops, and more. Schedule your private viewing today!

Inclusions: **Basement Refrigerator, Basement Stove, Basement Microwave Hood Fan, Basement Dishwasher**  
 Property Listed By: **RE/MAX House of Real Estate**

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











