



THE
A-TEAM

**RE/MAX
FIRST**

240 22 Avenue, Calgary T2M 1N1

MLS®#: **A2184991**

Area: **Tuxedo Park**

Listing Date: **01/02/25**

List Price: **\$969,900**

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

7

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,Back Yard,City Lot,Rectangular Lot

Alley Access,Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **BBQ gas line,Playground,Private Entrance**

Construction:

Brick,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,Convection Oven,Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Washer/Dryer

Int Feat:

Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Wired for Data,Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`5" x 14`1"
Kitchen	Main	17`0" x 16`0"
Foyer	Main	6`7" x 7`3"
Bedroom - Primary	Second	12`11" x 11`7"
Bedroom	Main	11`11" x 10`11"
5pc Ensuite bath	Second	10`0" x 17`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`7" x 13`10"
2pc Bathroom	Main	5`5" x 4`11"
Mud Room	Main	5`6" x 11`1"
Bedroom	Second	14`5" x 9`10"
Bonus Room	Second	16`4" x 9`4"
4pc Bathroom	Second	9`9" x 5`0"

**Laundry
Bedroom**

**Second
Basement**

**6`2" x 7`9"
13`3" x 16`3"**

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

**Basement
Basement**

**8`8" x 4`11"
19`2" x 19`3"**

Title:
Fee Simple
Legal Desc:

21290

Zoning:
RC 2

Remarks

Pub Rmks:

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, & washer dryer included in the price.

Inclusions:
Property Listed By:

**N/A
TREC The Real Estate Company**

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









