



THE
A-TEAM

**RE/MAX
FIRST**

113 22 Avenue #9, Calgary T2E 1T4

MLS®#: **A2186786** Area: **Tuxedo Park** Listing Date: **01/10/25** List Price: **\$299,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,033**
 Low Sqft:
 Ttl Sqft: **1,033**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Baseboard** Flooring: **Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 10`7"	Kitchen	Main	8`0" x 6`10"
Dining Room	Main	6`10" x 5`2"	Bedroom	Upper	10`1" x 13`6"
Bedroom	Upper	11`11" x 6`10"	Bedroom	Upper	13`6" x 8`8"
4pc Bathroom	Upper	7`7" x 6`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$670

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

8310854

Remarks

Pub Rmks:

Welcome to this delightful updated 3-storey townhome, nestled in the heart of the highly coveted Tuxedo Park community. Offering over 1,000 sq. ft. of well-designed living space, this property features 3 spacious bedrooms, 1 full bath, and the added convenience of an assigned underground parking stall. Step inside and be greeted by a bright and inviting main floor, where a generously sized family room boasts large windows that flood the space with natural sunlight. The contemporary kitchen is equipped with sleek white cabinetry, modern stainless-steel appliances, and ample storage. The upper levels are home to three generously proportioned bedrooms and a full 4-piece bathroom, providing comfort and privacy for all members of the household. This townhome's location is truly unbeatable. Situated close to schools, parks, playgrounds, popular restaurants, and shopping, it offers unparalleled convenience. Plus, with quick access to downtown, commuting is a breeze. Whether you're looking for a cozy home for yourself or a savvy investment opportunity, this property ticks all the boxes. Don't miss out—schedule your private showing today and experience the charm of this exceptional townhome for yourself!

Inclusions:

TV Mount

Property Listed By:

2% Realty

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









