



THE
A-TEAM

**RE/MAX
FIRST**

2208 1 Street, Calgary T2M 2T6

MLS® #: **A2186849**

Area: **Tuxedo Park**

Listing Date: **01/24/25**

List Price: **\$874,900**

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:

2019

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot

Double Garage Attached,Heated Garage,Tandem

DOM

6

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 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,Private Yard**

Construction:

Cement Fiber Board,Stucco

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	16`2" x 29`3"	4pc Ensuite bath	Upper	19`11" x 26`10"
5pc Ensuite bath	Upper	29`3" x 53`1"	Bonus Room	Upper	40`9" x 44`0"
Laundry	Upper	15`10" x 28`9"	Bedroom	Upper	32`0" x 38`10"
Bedroom	Upper	32`7" x 71`7"	Bedroom - Primary	Upper	32`7" x 63`2"

2pc Bathroom	Main	15`10" x 17`6"	Dining Room	Main	32`7" x 44`0"
Kitchen	Main	42`8" x 50`0"	Living Room	Main	39`11" x 42`8"
Mud Room	Main	19`5" x 33`11"	Bedroom	Lower	34`5" x 38`3"
3pc Bathroom	Lower	25`5" x 27`4"	Furnace/Utility Room	Lower	25`5" x 23`0"
Game Room	Lower	39`4" x 45`8"	Wine Cellar	Lower	26`3" x 16`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **M-C1**
 Legal Desc: **2010477**

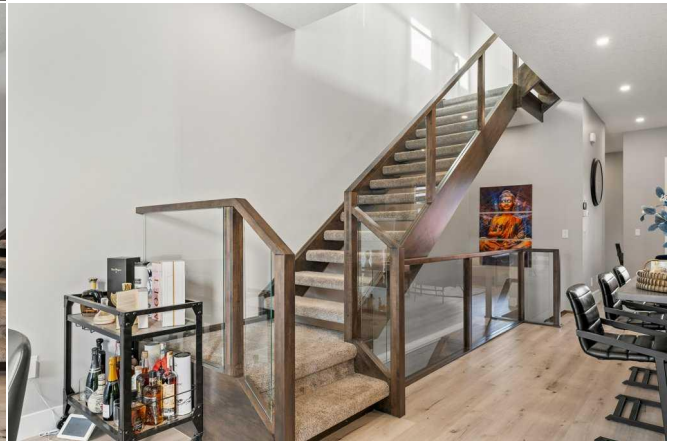
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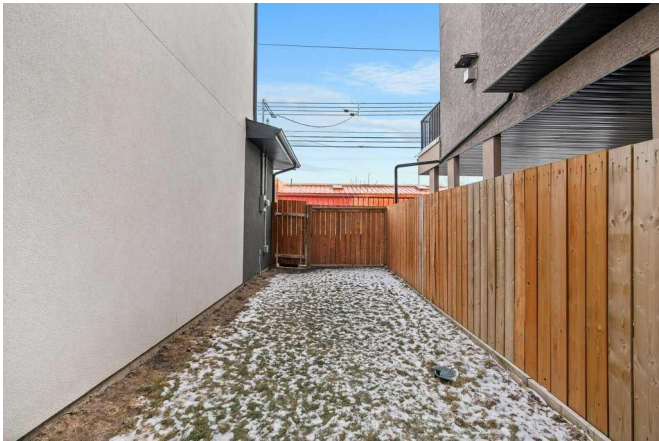
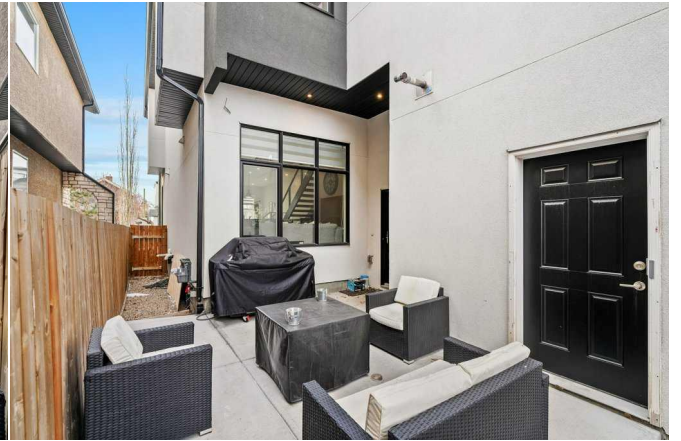
Pub Rmks: **Step into luxury, location and a plan perfect for today's modern family or professional. 4 bedrooms, 4.5 bathrooms, an upper bonus room, 2 en-suite baths and over 2,600 square feet of impressive developed space. The open design main floor presents a new front door, a large dining area, 10' ceilings, 8' doors with vinyl plank and tile running throughout. A central entertainment style kitchen boasts an oversized island, quartz counters, a gas stove, French door fridge, chimney hood fan, tiled backsplash, pantry closet, soft close mechanics with dove tail drawer inlay, pendant and pot lighting. Relax in your rear lifestyle room complete with a fireplace, in-ceiling speakers and access to the back 2-piece bath, family size mudroom with access to the fully fenced and landscaped yard with a concrete pad, BBQ gas line or to your heated and attached double garage. Open stair risers take you to the upper plan, which is developed over your attached garage and is massive with ultimate possibilities for all. Beginning with 9' ceilings and 8' doors a center bonus room, and 2 bedrooms each offering walk in closets, custom millwork and en-suite baths as well as a 3rd full bathroom and a 3rd side bedroom, a convenient upper laundry room with a plethora of storage, a wash basin and quartz counters. The front primary bedroom is home to a walk-in closet, heated en-suite floors, a stand-alone tub, his and her sinks, water closet, plenty of storage drawers and 10 mil glass enclosed steam shower. The rear bedroom also offers a walk-in closet and 4 piece tiled en-suite bath. The finished lower level has 9' ceilings with 8' doors and room for all the with a 4th bedroom, another full bath with a walk-in glass shower, a perfectly placed wet-bar, brilliant wine room, more storage, roughed in, in floor heating & a large media area. All this in a quiet location, with the plan, design, upgrades and showcased in pristine condition, it is sure to impress!**

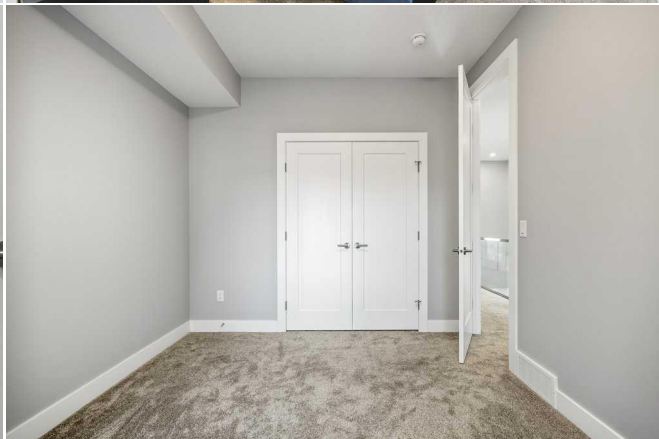
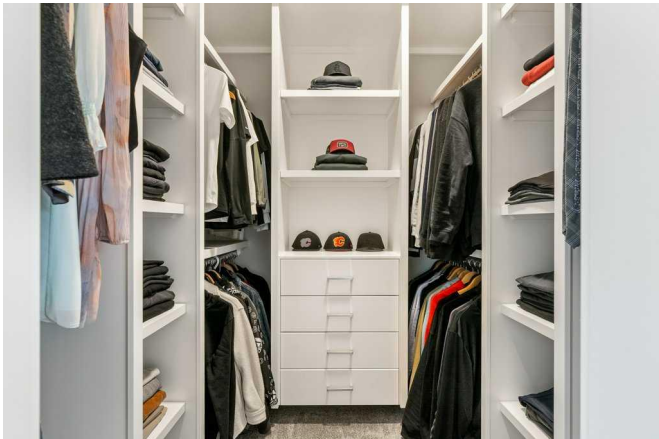
Inclusions: **3 TV mounts, central air, all built in speakers, garage heater**
 Property Listed By: **RE/MAX First**

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

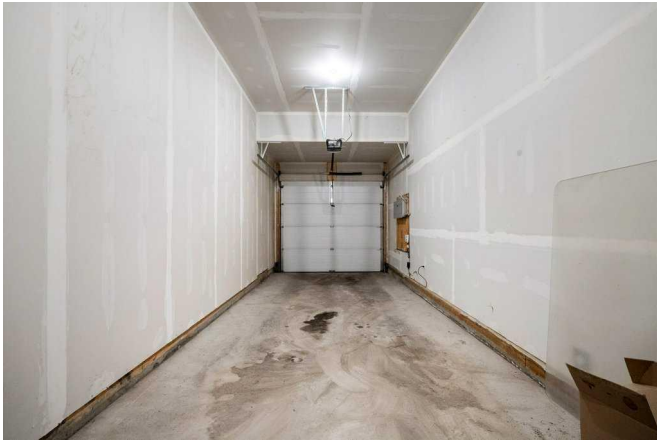












2208 1 St NW, Calgary, AB

Main Floor Exterior Area 781.78 sq ft
Interior Area 703.37 sq ft
Excluded Area 192.30 sq ft



PREPARED: 2025/1/22



White regions are excluded from total floor area in (GUSE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2208 1 St NW, Calgary, AB

2nd Floor Exterior Area 1187.23 sq ft
Interior Area 1080.24 sq ft
Excluded Area 9.90 sq ft



PREPARED: 2025/1/22



White regions are excluded from total floor area in (GUSE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2208 1 St NW, Calgary, AB

Basement (Below Grade) Exterior Area 675.88 sq ft
Interior Area 600.26 sq ft
Excluded Area 31.86 sq ft



PREPARED: 2025/1/22



While figures are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.