



THE
A-TEAM

**RE/MAX
FIRST**

213 28 Avenue, Calgary T2M 2K5

MLS®#: **A2187948**

Area: **Tuxedo Park**

Listing Date: **02/27/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,411**

Low Sqft:

Ttl Sqft: **1,411**

DOM

0

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`6" x 12`7"	Kitchen	Main	8`5" x 12`5"
Nook	Main	7`7" x 10`5"	2pc Bathroom	Main	6`1" x 4`10"
Living Room	Main	11`0" x 11`11"	Entrance	Main	5`0" x 8`6"
4pc Bathroom	Upper	5`11" x 10`7"	Bedroom - Primary	Upper	13`8" x 11`11"
Bedroom	Upper	7`10" x 13`6"	Bedroom	Upper	7`9" x 12`4"
Family Room	Basement	15`0" x 18`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2617AG

Zoning:
R-CG

Remarks

Pub Rmks:

Open house this Saturday, March 1 (1:00 - 3:00 p.m.) and Sunday, March 2 (2:00 -4 p.m.) Welcome to this charming home in the sought-after NW Inner City community of Tuxedo Park! Step inside to discover the newer vinyl plank flooring that flows throughout the main level. The inviting living room features a cozy fireplace, creating a warm and welcoming atmosphere. A spacious formal dining room is perfect for entertaining guests or enjoying family meals. The functional designed kitchen boasts stainless steel appliances, a versatile movable island, elegant quartz countertops, and a stylish tile backsplash. A bright breakfast nook extends seamlessly to the deck, offering the perfect spot for morning coffee or summer barbecues. Upstairs, the second floor has been fully refreshed with new carpeting and features three generously sized bedrooms, each filled with natural light. A well-appointed 4-piece bathroom completes this level. The finished basement adds valuable additional living space—ideal for a recreation room or home gym. New washer and new curtains. Outside, the south-facing backyard includes a spacious deck and a double detached garage. Enjoy the perks of living in a prime inner-city location! This home is situated on a quiet street, within walking distance to parks, schools, and restaurants, with easy access to Centre Street, 4th Street NW, and public transit for a quick commute to downtown. Don't miss this fantastic opportunity—schedule your showing today!

Inclusions:
Property Listed By:

None
Grand Realty

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









