



THE
A-TEAM

**RE/MAX
FIRST**

2305 1 Street, Calgary T2M 1N1

MLS®#: **A2190145** Area: **Tuxedo Park** Listing Date: **01/29/25** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **5,920 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,313**
 Low Sqft:
 Ttl Sqft: **1,313**

DOM

1
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape,Treed**
 Park Feat: **Alley Access,Garage Door Opener,Insulated,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Central,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Range,ENERGY STAR Qualified Refrigerator,Garage Control(s),Humidifier,Microwave,Microwave Hood Fan,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Double Vanity,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 10`7"	Dining Room	Main	11`2" x 10`5"
Living Room	Main	15`2" x 11`2"	Living Room	Lower	17`1" x 12`8"
Laundry	Second	6`2" x 3`0"	Game Room	Basement	7`4" x 2`0"
Balcony	Second	5`11" x 5`6"	Bedroom	Second	11`0" x 9`11"
Bedroom - Primary	Second	11`7" x 10`7"	Bedroom	Basement	10`11" x 9`11"

Walk-In Closet
Walk-In Closet
5pc Ensuite bath
4pc Bathroom

Second
Basement
Second
Basement

9`1" x 5`5"
6`2" x 4`1"
10`0" x 7`7"
8`11" x 4`11"

Walk-In Closet
2pc Bathroom
4pc Ensuite bath

Second
Main
Second

6`6" x 4`11"
5`5" x 5`4"
10`7" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$150

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **2110725**

Remarks

Pub Rmks: **Discover modern luxury in this stunning 2021-built townhome by Maxview Homes, with nearly 1900 sq.ft of elegant living space. Enjoy the warmth of beautiful white oak floors and the spaciousness of 9-foot ceilings, where large windows provide plenty of natural light, creating a bright and welcoming atmosphere. The primary bedroom is your personal sanctuary, complete with a lavish 5-piece ensuite and a private balcony facing east, perfect for savoring the morning sunrise with your coffee. This home offers 3 bedrooms, 3 full bathrooms (2 en-suite), and 1 half bath, ensuring privacy and comfort for all. Stay cool with air conditioning, and benefit from ample storage. The kitchen is a chef's delight with soft-close cabinets, high-end stainless steel appliances, stone countertops, and gas hookups. The entire house is fully equipped with built-in zoned speakers, enhancing your audio experience throughout. Entertain in the basement media room, featuring a wet bar. Security is enhanced with a built-in system with cameras. Nestled near Confederation Park, this townhome offers the convenience of urban living with a 5-minute drive to downtown, yet it's enveloped by nature with beautiful trees enhancing its serene setting. Family-friendly with excellent school options nearby, this home is a perfect blend of style, comfort, and functionality.**

Inclusions: **Security System/Alarm/Cameras, Main floor furniture negotiable**

Property Listed By: **MaxWell Capital Realty**

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







