



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**236 30 Avenue, Calgary T2E 2C9**

MLS®#: **A2198124**

Area: **Tuxedo Park**

Listing Date: **03/04/25**

List Price: **\$1,129,900**

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:

**1,974**

Year Built:

**2025**

Low Sqft:

Ttl Sqft:

**1,974**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**6**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Low Maintenance Landscape,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Composite Siding,Stone,Stucco,Wood Frame**

Flooring:

**Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Electric Range,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**

Int Feat:

**Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 13`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>19`9" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 10`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`11" x 5`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`2" x 20`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 16`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 16`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>16`0" x 9`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 10`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`7" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

5pc Ensuite bath

Second

4pc Bathroom  
Legal/Tax/Financial

Basement

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**3980AM**

Remarks

Pub Rmks:

**Nestled in the vibrant inner-city community of TUXEDO PARK, this stunning SEMI-DETACHED INFILL offers an exceptional blend of modern luxury, smart design, and everyday functionality. With spacious living areas above grade plus a fully finished LEGAL 2-BED BASEMENT SUITE (subject to permits & approvals by the city), this home is perfect for families, professionals, or savvy investors looking for rental income potential! Thoughtfully designed with high-end finishes, open-concept living, and incredible convenience, this home is just minutes from Calgary's downtown core, schools, shopping, and green spaces! From the moment you step inside, you're welcomed by a BRIGHT AND AIRY FOYER with soaring ceilings and sleek finishes. A MAIN FLOOR OFFICE with built-in desk provides a dedicated workspace, while the heart of the home—the open-concept kitchen, dining, and living area—boasts 10-FOOT CEILINGS and oversized windows that flood the space with natural light. The chef's kitchen is an entertainer's dream, featuring a LARGE KITCHEN ISLAND with doubled sided waterfall quartz countertops, a BUILT-IN PANTRY, and high-end appliances. A stylish gas fireplace with custom built-ins anchors the living room, and sliding doors lead to the private backyard, perfect for summer BBQs or quiet evenings outdoors. A rear mudroom gives your family lots of storage options with a bench with hooks and built-in coat closet, and a designer powder room is tucked away for convenience. Upstairs, the primary retreat is a luxurious sanctuary with vaulted ceiling, a SPA-INSPIRED ENSUITE featuring a freestanding soaker tub, an oversized glass-enclosed shower, dual vanities, and a spacious WALK-IN CLOSET. Two additional bedrooms offer plenty of space for family or guests, while a full bath and a convenient laundry room add to the home's practicality. A BONUS ROOM at the top of the stairs provides additional flexible space - ideal for a playroom, reading area, or home workspace, especially with the addition of a second desk built into the space! The fully developed legal 2-bed lower suite (subject to permits & approvals by the city) is a game-changer. Designed for maximum comfort and style, it features its own private entrance, an OPEN-CONCEPT LIVING AREA, a sleek modern kitchen with a FULL-SIZED ISLAND, two well-sized bedrooms, and a full bath. Whether used as a mortgage helper, rental property, or in-law suite, this space is a huge asset! Located in one of Calgary's most sought-after communities, TUXEDO PARK is known for its tree-lined streets, charming character, and easy access to major routes like Centre St, Edmonton Trail, and 16th Ave. Enjoy a short commute downtown, or take advantage of the many local amenities, including CONFEDERATION PARK, which offers walking trails, picnic areas, and a golf course. Top-rated schools, trendy cafes, restaurants, and shopping are all within minutes, making this an ideal location for those who love inner-city living with a family-friendly feel.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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















