



THE
A-TEAM

**RE/MAX
FIRST**

217 23 Avenue, Calgary T2E 1V8

MLS® #: **A2200264**

Area: **Tuxedo Park**

Listing Date: **03/07/25**

List Price: **\$979,000**

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:

1,956

Year Built:

2022

Low Sqft:

Lot Information

Ttl Sqft:

1,956

Lot Sz Ar:

2,981 sqft

Lot Shape:

DOM

3

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

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

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete,Slab

Kitchen Appl:

Bar Fridge,Built-In Oven,Built-In Refrigerator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Washer/Dryer,Water Conditioner,Water Distiller,Water Purifier,Water Softener,Window Coverings

Int Feat:

Bar,Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-CG

Legal Desc:

21290

Remarks

Pub Rmks: **This beautifully upgraded semi-detached home offers modern living with high-end finishes throughout. The main floor features an open-concept layout with a stunning upgraded kitchen, complete with a huge island, premium appliances, and stylish finishes, flowing seamlessly into a bright living room with a cozy fireplace and soaring high ceilings. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with an ensuite bathroom and a large walk-in closet, plus the convenience of an upstairs laundry room. The fully finished basement includes a wet bar, an additional bedroom, and a full washroom, perfect for guests or entertaining. Outside, the south-facing yard provides ample natural light, and the double detached garage adds practicality. This home comes move-in ready with a full appliance package, window coverings, and an upgraded water system , in built speakers with sono' s speakers system and central vacuum along with front and back cameras . Located close to top-rated schools and all essential amenities, this is a perfect blend of comfort and convenience!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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









