

**2, 132 23 Avenue NE**  
**Calgary, Alberta**

**MLS # A2226428**



**\$620,888**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Garage Faces Rear, On Street, Single Garage Detach		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	NONE		

WITH REAL ESTATE YOU ALWAYS HEAR THE PHRASE \*\*\*LOCATION LOCATION LOCATION\*\*\* WELL THIS FABULOUS HOME HAS MORE THAN JUST LOCATION... IT IS A VERY CONTEMPORARY COMPLETELY DEVELOPED NEWER INNER CITY BEAUTY; \*\*\*\*PRICED BELOW CITY OF CALGARY ASSESSMENT\*\*\*\* FEATURING A TOTAL OF 5 BEDROOMS; 4 BATHROOMS; 2 PRIMARY (MASTER) BDR'S WITH ENSUITES. Just a few minutes WALK TO DOWN TOWN CALGARY. This lovely home is superbly located in Tuxedo Park which is a very popular and well-established Inner City community with schools, parks, close proximity to shopping, restaurants and transit. Tuxedo Park is One of the Inner City COMMUNITIES undergoing tremendously EXCITING re-development with half duplexes in the ONE MILLION DOLLAR PRICE RANGE. As you enter you are greeted by Beautiful Laminate Flooring; Top Quality High Ceilings and a Large Living Room with an attractive Gas Fireplace with a Mantle and Ceramic Tiled facing. The beautiful Kitchen Features Double Stainless Steel Sink and an abundance of Full Height Cupboards. Quartz Counter Tops; Lots of Counter Space with Ceramic Tiled Back Splash. Spacious Centre Island/Breakfast bar and also a Dining Room Area. Top Quality Stainless Steel Kitchen Appliance Package. Including Ceramic/Glass Top Electric Stove with four burners PLUS a WARM ZONE. There is also a Microwave Hood Fan and a 2-pce Main Floor Bathroom with a Single Handle Faucet. NOTE All Sinks are Upgraded Undermount type. All upgraded Light Fixtures. The upper bedroom level features 3 Spacious bedrooms and 2 Bathrooms. The Large Main 4-pce Bathroom features the Bath Tub with Adjustable Height "Hand Shower" shower head and Single Handle Faucet. Full One-Piece Tub Surround. Enhanced with

Sliding Glass Doors. Huge Primary/Master Bedroom with a Deluxe 3-pce Ceramic Tiled Floor to Ceiling Glass Enclosed Private Ensuite. Like the Main Bath you have a Adjustable Height "Hand Shower" shower head and Single Handle Faucet. Single handle Faucet also in the Vanity Sink. As you transition to the Basement Level You will Thoroughly enjoy the 2nd Primary/Master Bedroom with its SPA-LIKE Contemporary Dark Ceramic Tiled STEAM SHOWER With Glass enclosed Doors and "RAIN SHOWER" type Shower Head. Bedroom #5 is also on this Level as a part of the Professionally Developed Lower Level. With the increasingly warm Summer Days on the way, you will Bask in the Comfort of your CENTRAL AIR CONDITIONING. The Home also features a One Car Assigned Parking in the Fully Insulated Garage. With this Location you are seconds to Centre Street and mere minutes to Trans Canada Highway and Deerfoot Trail.