



GRASSROOTS
REALTY GROUP

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252 18 Avenue NW
Calgary, Alberta

MLS # A2277050



\$749,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,971 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hoodfan, Washer & Dryer, All window coverings, (2nd fridge could be left behind if desired), Alarm-no contract

Pride of ownership! I am pleased to present this original owner & exceptional semi-detached home located in the heart of Tuxedo. Situated directly across from the Balmoral School field, this unique 2004-built property offers partial downtown views and sits just minutes from the city center, public transit, and the new Balmoral Circus Park. The home's exterior features a stylish blend of stucco and stone, complemented by a covered front porch and a professionally landscaped, fenced backyard with a spacious deck and stone patio. Inside, the main level is defined by beautiful hardwood flooring, 10-foot ceilings in the front living room, and a custom-built curved staircase with integrated lighting. The central kitchen is fully equipped with upgraded maple cabinetry, granite countertops and stainless steel appliances. An adjacent dining area features custom archways and an elevated seating nook designed to maximize the south-facing park views. At the rear of the main floor, a cozy family room offers a gas fireplace, custom built-ins, and 10-foot ceilings. The upper floor includes a full size den with a skylight and three additional bedrooms, including a primary suite sized for king-sized furniture with a walk-in closet and a luxurious ensuite featuring a soaker tub and separate shower. The lower level is partially finished with a four-piece bathroom and laundry room, providing a flexible space for final customization. For added comfort, the home is also fully equipped with central air conditioning. Call your favorite Realtor today to view this excellent inner city home.