



**2605 1 Street NE**  
**Calgary, Alberta**

**MLS # A2286454**



**\$619,900**

|                  |                                      |               |                  |
|------------------|--------------------------------------|---------------|------------------|
| <b>Division:</b> | Tuxedo Park                          |               |                  |
| <b>Type:</b>     | Residential/Triplex                  |               |                  |
| <b>Style:</b>    | 2 Storey                             |               |                  |
| <b>Size:</b>     | 1,131 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached               |               |                  |
| <b>Lot Size:</b> | -                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | \$ 300 |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco                                   | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** no

Experience refined inner-city living in this brand new, never-lived-in luxury home in Tuxedo Park, one of Calgary's most desirable inner-city communities. This modern 2-storey offers 3 bedrooms (2+1), 3.5 bathrooms, and 1,131 sq. ft. above grade, plus a fully developed basement &mdash; designed for elevated family living and sophisticated entertaining. A single detached garage adds convenience while preserving the charm of the classic inner-city streetscape. The main floor showcases contemporary design with large windows that flood the space with natural light, waterproof luxury vinyl plank flooring, modern lighting, and an open-concept layout tailored for today's lifestyle. The living room features a sleek electric fireplace, creating a warm and stylish focal point &mdash; perfect for Calgary winters. The chef-inspired kitchen highlights quartz countertops, premium stainless steel appliances, custom moisture-resistant cabinetry, and a beautiful eating bar &mdash; ideal for gatherings and everyday luxury. Upstairs offers two spacious vaulted bedrooms, each with access to a full bathroom for added privacy and comfort. The upper level also includes a convenient laundry with a steam function for both the washer and dryer. The fully developed basement expands your living space with a third bedroom, a full bathroom, and an elegant family room &mdash; perfect for guests or a home office. Enjoy a fully fenced, low-maintenance backyard and a prime location just minutes from downtown, top-rated schools, parks, shopping, transit, and major routes. Book your private showings today!