



2609 1 Street NE
Calgary, Alberta

MLS # A2286468



\$619,900

Division:	Tuxedo Park		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, 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 1,138 sq. ft. above grade, plus a fully developed basement — 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 — perfect for Calgary winters. The chef-inspired kitchen highlights quartz countertops, premium stainless steel appliances, custom moisture-resistant cabinetry, and a beautiful eating bar — 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 — 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!