



GRASSROOTS
REALTY GROUP

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229 27 Avenue NW
Calgary, Alberta

MLS # A2305561



\$1,099,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

One-of-a-kind luxury infill designed by Julie at Paul Lavoie Interior Design and expertly executed by Genex Builders. Located on a quiet, tree-lined street in the heart of Tuxedo Park, this 2702.5 sq ft home has a warm, elevated feel with high-end finishes throughout. The main floor feels bright and spacious with 10-foot ceilings, engineered hardwood flooring, custom millwork, a tiled gas fireplace, and a thoughtfully designed kitchen featuring black quartz countertops, under-cabinet lighting, and a tile-wrapped hood fan. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a stunning primary retreat with vaulted ceilings, a spa-inspired ensuite finished with floor-to-ceiling tile throughout, and a steam shower. The finished basement includes a legalized suite with 1 bedroom, a full kitchen, and a separate side entrance, offering excellent rental potential or a private space for extended family. Complete with air conditioning, a 20 foot backyard deck, and an unbeatable inner-city location close to new and upcoming parks, playgrounds, schools, SAIT, Confederation Park, Winston Golf Club, 4 Street, Centre Street, 16 Avenue, and downtown, this home is a standout opportunity in a mature, established community.