



1, 217 17 Avenue NE  
Calgary, Alberta

MLS # A2309528



**\$550,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 220
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Quartz Counters, Skylight(s)		

**Inclusions:** N/A

Welcome to this beautifully designed two bedroom, two and a half bathroom townhome in the Inner City community of Tuxedo Park. Blending contemporary style with inner city convenience, this home offers the perfect balance of comfort, functionality, and urban living. Step inside to discover an open concept main floor featuring hardwood throughout, large windows, and an abundance of natural light. The modern kitchen is thoughtfully appointed with sleek cabinetry, quartz countertops, stainless steel appliances, and a spacious peninsula. The adjoining dining and living areas create a warm and inviting atmosphere, perfect for both everyday living and hosting guests. Upstairs, you’ll find two generously sized bedrooms, each offering privacy and comfort. The primary retreat features a luxurious ensuite bath and ample closet space, while the second bedroom is ideal for guests, a roommate, or a home office setup, complete with its own ensuite. Upper floor laundry and storage complete the level. Located just minutes from downtown Calgary, Tuxedo Park is known for its tree lined streets, vibrant redevelopment, and exceptional access to local amenities, restaurants, parks, schools, and major commuter routes. The community offers quick access to Centre Street, Edmonton Trail, and the downtown core, making it a highly desirable inner-city neighborhood for professionals and families alike. Whether you’re a first time buyer, investor, or looking to enjoy maintenance free inner city living, this stylish townhome presents an incredible opportunity in one of Calgary’s most dynamic neighborhoods. Recent upgrades include a newer hot water tank and high efficiency furnace (2021) and newer windows upstairs. View this home today!