



217 26 Avenue NE
Calgary, Alberta

MLS # A2317761



\$615,000

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|------------------|---|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Up/Down, Bi-Level | | |
| Size: | 964 sq.ft. | Age: | 1970 (56 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl | Sewer: | - |
| Roof: | Membrane | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, No Smoking Home, See Remarks | | |

Inclusions: Hot Tub (as is) Treadmill, Bike and Vibration Machine, 1000L Rain Barrel, Speaker/Shop Lights

Are you looking for your new home, somewhere that comfort and personality flow together simultaneously? Then this stunning home is for you, with character and vibrance all wrapped up in welcoming warmth and located in a prime location close to the heart of the City in Tuxedo Park. Upon entering you will appreciate the main floor layout, with a massive living room and gleaming oak hardwood floors, a fully appointed kitchen to inspire the chef in the home, a separate dining area with beautiful built ins. Tucked privately at the back of the home, you will find two good sized bedrooms, and the primary even fits your king-sized bed. This level is finished off with a recently updated bathroom complete with schluter board for water proofing. Downstairs offers even more space with an additional massive family room, kitchenette, another full bathroom and two additional bedrooms. Outside is your very own private oasis in the middle of the hustle of inner City living you step outside into a sanctuary of relaxation, with multi-level patios and decks and a hot tub (sold as-is) to melt away the stress. Even your vehicle can rest easy in its very own double detached garage, complete with built in Bluetooth speaker/lighting. This vibrant bi-level offers all the major work completed including high efficiency furnace, newer hot water tank, upstairs bathroom upgraded with schluter water proofing, lower bathroom updated, new patio door, new upper deck, new paint throughout, new LVP flooring, updated trim and baseboards, electrical panel upgraded, new stove and kitchen recently updated as well, with all the hard work done, all that is left to do is move in and make it yours!