



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2295 1 Street NE
Calgary, Alberta**

MLS # A2320632



\$535,000

Division:	Tuxedo Park		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,698 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: A big cabinet in the rec room

Open House Sat July 4th 2pm-4pm .Welcome to your next chapter in the heart of Tuxedo Park! This beautifully designed, 3-bedroom, 3-level split townhouse perfectly blends urban convenience with a vibrant community atmosphere. Spanning nearly 1,700 sq. ft. of exceptionally maintained living space, this home is an ideal match for growing families, young professionals, or savvy investors looking to anchor themselves just minutes from downtown Calgary. Key Highlights You'll Love: Prime Location & Seamless Commuting: Enjoy effortless access to Centre Street, Edmonton Trail, and 16th Avenue (Trans-Canada Highway). Whether you're heading downtown—just 3 km away—or escaping to the mountains, your commute is remarkably convenient. Top-Tier Education Just Steps Away: Perfect for families! Exceptional proximity to highly regarded local schools means you can easily walk the kids to Balmoral School, Mount View School, or St. Paul Elementary. Renowned secondary schools like Crescent Heights High School and James Fowler High School are also just minutes away. Parks & Active Recreation: Stay active and connected to nature. The fantastic Tuxedo Park Community Centre and Playground—featuring a double zipline, outdoor skating rink, and sports fields—is just blocks from your front door. The expansive, scenic walking and biking trails of Confederation Park are also right in your neighborhood. Urban Lifestyle Amenities: Immerse yourself in a neighborhood rich with character. You are surrounded by trendy local cafes, diverse dining options, grocery stores, and everyday amenities, giving you a peaceful residential feel without sacrificing city perks. Complete with an attached double garage, a cozy fireplace, and low-maintenance condo living, this Tuxedo Terrace gem is a rare find. Don't miss your

chance to call this exceptional property home!