



GRASSROOTS

REALTY GROUP

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249 18 Avenue NE
Calgary, Alberta

MLS # A2321138



\$920,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,960 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Wine Fridge

Welcome to the popular community of Tuxedo Park. Known for its charming tree lined streets. Ideally located 10 min to downtown Calgary, 15 min to Calgary airport and minutes to Deerfoot trail. Two blocks walking distance are 2 major grocery stores. This home built in 2011 has 4 bedrooms, 3 full bathrooms 1 half bathroom has been very well maintained. This thoughtfully designed open concept main floor plan is both functional and great for entertaining. The owner has made many upgrades including kitchen cabinets, appliances including a Kitchen Aide gas stove, dishwasher is one year old. Basement has been completely renovated with new carpet, paint, furnace is 6 six years old. The water system in this home is ON DEMAND system. Backyard faces south has a patio, barbecue, 2 car detached garage.