



GRASSROOTS
REALTY GROUP

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258 17 Avenue NE
Calgary, Alberta

MLS # A2321326



\$899,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,641 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning, fully upgraded semi-detached infill in the heart of Tuxedo Park offering over 2,200 sq. ft. of beautifully finished living space just minutes from downtown Calgary. Built in 2022 and meticulously maintained, this home combines luxury finishings, thoughtful design, and an unbeatable inner-city location within walking distance to restaurants, cafes, shops, and everyday amenities, with quick access to Edmonton Trail, Centre Street, Deerfoot Trail, 16th Avenue, and downtown. From the moment you step inside, you'll notice the attention to detail throughout — soaring 10-foot ceilings on the main floor, 9-foot ceilings upstairs, upgraded 8-foot doors, luxury vinyl plank flooring, oversized south-facing windows flooding the home with natural light, upgraded matte black and gold fixtures, knockdown ceilings, and pot lighting throughout. The open-concept main floor is designed for both entertaining and everyday living, featuring a spacious dining area and a chef-inspired kitchen complete with quartz countertops, waterfall island, modern white cabinetry, white herringbone backsplash, stainless steel appliances, gas range, chimney hood fan, built-in microwave, under-cabinet lighting, and upgraded designer lighting throughout. The bright living room is anchored by a beautiful tiled fireplace creating a warm and modern focal point. Off the rear entrance, you'll find a thoughtfully designed mudroom with custom built-in shelving and hooks for additional storage and organization. Upstairs features 3 spacious bedrooms including a luxurious primary retreat with vaulted ceilings, walk-in closet with built-ins, and a spa-inspired ensuite complete with heated floors, dual vanities, quartz countertops, a fully tiled curbless glass shower, and oversized soaker tub seamlessly built into the shower space. The upper floor also offers a beautifully

finished secondary bathroom, convenient laundry room with sink and storage, plus access to a rare 300+ sq. ft. attic space with window and electrical already in place. The fully developed basement offers incredible flexibility and is currently set up as a home gym with a fully mirrored wall, while still functioning perfectly as a spacious 4th bedroom with walk-in closet and direct bathroom access. The lower level also includes custom built-ins, a stylish bar area with bar fridge and rough-in for a future sink, projector and sound system rough-ins, and additional storage space. Additional upgrades include central air conditioning, rough-in for central vacuum, zebra blinds throughout, landscaped and fully fenced yard with added privacy extension, and an oversized fully finished double detached garage large enough for a full-sized pickup truck with future EV charging considerations already in place. Stylish, functional, and move-in ready, this is the type of inner-city home buyers wait for in one of Calgary's most sought-after communities. Homes like this rarely come available and this one will not last long.