



GRASSROOTS
REALTY GROUP

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229 22 Avenue NE
Calgary, Alberta

MLS # A2322989



\$818,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Walk-In Closet(s)		

Inclusions: N/A

A rare find. This detached updated inner city home offers everything you need. Grocery stores, coffee, shops, transit, and leisure activities all within walking distance. The recently developed basement features built-in speakers and a fireplace for a cosy entertainment space. A spa-like bathroom with heated floors adds to the comfort. The main floor has hardwood floors throughout, the kitchen features granite countertops, island seating and stainless steel appliances. The laundry is also conveniently located on the main floor. The fenced in south facing backyard includes a deck perfect for enjoying summer. The spacious primary features two walk-in closets and an en-suite with jetted tub. Both bedrooms include walk-in closets, so no fights amongst the family for who gets which room.