



GRASSROOTS
REALTY GROUP

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214 26 Avenue NW
Calgary, Alberta

MLS # A2333564



\$1,150,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,127 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: Basement Legal Suite Appliances: Refrigerator, Electric Range, Microwave Hood Fan, Dishwasher, Washer, Dryer.

Welcome to Tuxedo Park, one of Calgary's most desirable inner-city communities, where modern design, thoughtful craftsmanship, and everyday convenience come together. This newly built semi-detached duplex home is offering over 3100 sq. ft. of professionally finished living space, including a fully legal basement suite. Designed with flexibility in mind, it's an exceptional opportunity for families, multi-generational living, or those looking to offset ownership costs with rental income without compromising on quality or style. The open-concept main floor is filled with vaulted ceilings and natural light from large windows, creating a warm and inviting atmosphere. At the heart of the home is a beautifully appointed kitchen featuring premium KitchenAid appliances, custom cabinetry, quartz countertops, and a stunning full-height tile backsplash that adds timeless elegance. A large central island provides the perfect gathering place for casual meals, entertaining, or everyday living. The spacious dining and living areas flow seamlessly to the rear deck, overlooking a fully fenced and landscaped backyard designed for low-maintenance outdoor enjoyment. Upstairs, the luxurious primary retreat offers a spacious walk-in closet and a spa-inspired ensuite complete with a custom built shower, freestanding soaker tub, dual vanities, and designer tile finishes. A spacious loft for some quality family time, two additional generously sized bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. Plush carpeting throughout the second floor adds warmth and comfort to the private living spaces, while engineered hardwood enhances the main floor with timeless style and durability. The fully self-contained legal two bedroom basement suite features its own private entrance, modern kitchen, full bathroom, laundry, and durable luxury vinyl plank

flooring, making it ideal for extended family, guests, or generating additional rental income. Thoughtful construction and sound separation help ensure comfort and privacy for both levels. The exterior blends timeless brick with modern architectural accents, creating striking curb appeal that will stand the test of time. Located in the heart of Tuxedo Park, residents enjoy easy access to downtown, Centre Street, Edmonton Trail, Confederation Park, excellent schools, playgrounds, local caf  s, restaurants, and nearby shopping. With quick connections to major roadways, transit, SAIT, the University of Calgary, and countless amenities, this vibrant community continues to be one of Calgary's most sought after neighbourhoods for professionals, families, and investors alike. Offering premium construction, functional design, income potential, and an unbeatable inner-city location, this move-in-ready home is an outstanding opportunity to experience the very best of Tuxedo Park living.