



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

128 22 Avenue NW
Calgary, Alberta

MLS # A2333863



\$449,900

Division:	Tuxedo Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,411 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 441
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: All Furniture as seen in the unit

Opportunity Alert! 2-bed/3-bath townhouse in the desirable Inner-City community of Tuxedo with low condo fees of \$440.90/mth and for under \$450K!!! Welcome home to your new open concept townhouse with a good-sized layout of 1400+sqft above grade, 2-beds up, 3-baths (1-2pc main, 1-4pc common up, 1-4pc ensuite), and washer/dryer + Single Garage Attached. The functional kitchen with tile backsplash, includes all the appliances you could need (Fridge, Stove, Dishwasher), that transitions to the south facing Large Deck, where you can entertain guests and enjoy summer BBQ's. BONUS!!! All furniture as seen stays with the unit (not including items in the garage). This home provides convenient access to Deerfoot Trail for quick access downtown or south/north of Calgary, and you're steps to bus transit #2 & #3 to downtown. Seeing is believing! View this home for yourself today before it's gone!!!