



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

249 22 Avenue NE
Calgary, Alberta

MLS # A2343821



\$1,099,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,893 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Appliance Package as per Builders Spec Sheet.

1 UNIT REMAINING, Experience refined inner city living in this luxurious New York inspired semi-detached two-storey residence, perfectly positioned just minutes from downtown on a premium south-facing backyard lot that offers exceptional sun exposure throughout the day. Showcasing a warm and sophisticated presence, this stunning home seamlessly blends modern luxury with timeless architectural design. Offering over 2,700 sq. ft. of developed living space, this thoughtfully designed home is tailored for both comfortable family living and elegant entertaining. Meticulously crafted with premium finishes and exceptional attention to detail, the property features 4 bedrooms, 3.5 bathrooms, and a detached double-car garage. The main level welcomes you with an impressive foyer, soaring 10 foot ceilings, and an open-concept layout that creates a seamless flow between the living spaces. The spacious living room, elegant dining area, and chef-inspired kitchen come together to create the perfect setting for hosting guests or enjoying everyday life with family. The upper level is equally impressive, offering two generously sized secondary bedrooms, each complete with walk-in closets, a well-appointed 4-piece bathroom, and a conveniently located laundry room. The primary retreat serves as a private sanctuary, featuring a spacious walk-in closet and a luxurious spa-inspired 5-piece ensuite designed for relaxation and comfort. The fully finished basement expands the home's versatility and entertainment potential, featuring an oversized open-concept recreation area ideal for movie nights, games, or family gatherings. Completing the lower level is an additional bedroom and a full 4-piece bathroom, providing excellent accommodation for guests, teenagers, or extended family. Combining timeless elegance, modern functionality, and an unbeatable inner-city location, this

exceptional home presents a rare opportunity to enjoy upscale living in one of the city's most desirable settings.