



**GRASSROOTS**  
REALTY GROUP

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**2323 1 Street NE**  
**Calgary, Alberta**

**MLS # A2352489**

**\$489,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuxedo Park                                                              |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                    |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                       |               |                   |
| <b>Size:</b>     | 1,380 sq.ft.                                                             | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 2                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | -                                                                        |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Lawn, Level, Low Maintenance Landscape                       |               |                   |

|                    |                                                                                                                         |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                         | <b>Condo Fee:</b> | \$ 350 |
| <b>Basement:</b>   | None                                                                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Vinyl Siding, Wood Frame                                                                                 | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                                                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows |                   |        |

**Inclusions:** In-ceiling speakers, living room TV Mount

THIS COULD BE THE ONE! Set in the desirable community of Tuxedo, just five minutes from downtown Calgary and within walking distance of schools, restaurants and shops, this inviting townhome puts the best of city living close at hand. One of just five homes in this sought-after complex, this three-storey corner unit welcomes you with standout curb appeal, a rare double attached garage and a double-car driveway. At approx 1400 sq.ft. you'll love how this great floor plan feels. Step inside to a spacious front foyer with direct access to the garage, a convenient half bath and the laundry/mechanical room. A beautiful hardwood staircase leads to the bright, open main floor. The kitchen is ready for everyday living and easy entertaining, with stainless steel appliances, a gas range, solid wood cabinetry, a pantry and granite countertops. Enjoy your morning coffee in the kitchen nook or step out onto the balcony for a breath of fresh air. The generous living room is bathed in morning sunlight, with a gas fireplace (with blower) creating a warm focal point. There's plenty of room to gather around the table in the expansive dining area or use the extra space for whatever your heart desires. Upstairs, unwind in the spacious primary bedroom, complete with a large closet and renovated ensuite featuring a soaker tub and gorgeous stand-up shower. A second bedroom and full four-piece bathroom complete the upper level. Thoughtful extras make this home even more comfortable: central air conditioning, a five-stage reverse osmosis water filtration system, a 240V EV charger in the garage, fresh paint, a 60-gallon hot water tank (2025), and a new over-the-range microwave (2025), along with many other recent improvements. With low condo fees, a premium location and great neighbours, this well-run complex offers a wonderful place you'll be proud to

call home. VIRTUAL TOUR AVAILABLE!