

# \$699,900 - 213 28 Avenue Nw, Calgary

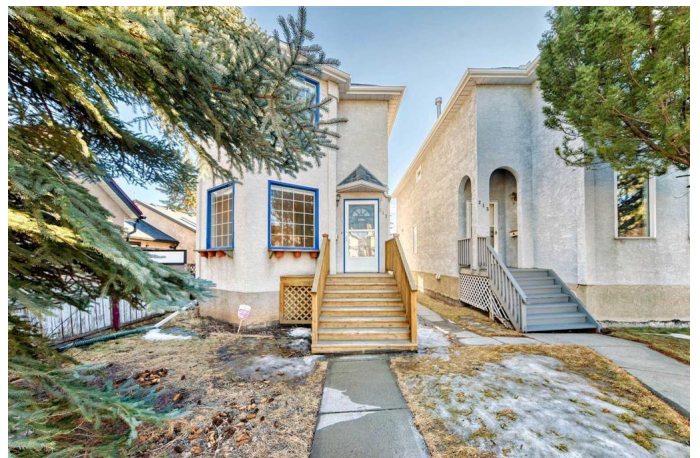
MLS® #A2187948

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,411 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this charming home in the sought-after NW Inner City community of Tuxedo Park! Step inside to discover the newer Luxury Vinyl Plank flooring (Installed in 2023) that flows throughout the main level. The inviting living room features a cozy fireplace, creating a warm and welcoming atmosphere. A spacious formal dining room is perfect for entertaining guests or enjoying family meals. The functional designed kitchen boasts stainless steel appliances, a versatile movable island, elegant quartz countertops, and a stylish tile back splash. A bright breakfast nook extends seamlessly to the deck, offering the perfect spot for morning coffee or summer barbecues. Upstairs, the second floor has been fully refreshed with new carpeting (Replaced in 2024) and features three generously sized bedrooms, each filled with natural light. A well-appointed 4-piece bathroom completes this level. The finished basement adds valuable additional living space—ideal for a recreation room or home gym. Outside, the south-facing backyard includes a spacious deck and a double detached garage. Enjoy the perks of living in a prime inner-city location! This home is situated on a quiet street, within walking distance to parks, schools, and restaurants, with easy access to Centre Street, 4th Street NW, and public transit for a quick commute to downtown. This home features several recent upgrades, enhancing both style and functionality. Enjoy a brand-new washer and



modern Zebra blinds. Freshly painted main and upper floors create a bright and inviting atmosphere. The upper bathroom has been updated with new vinyl plank flooring (2024) for a contemporary look. Updates include a house roof (2016) and a new garage roof (2022), ensuring long-term durability. Dishwasher - 2022, Refrigerator and Electric stove -2019. Don't miss this fantastic opportunityâ€”schedule your showing today!

Built in 1990

### Essential Information

MLS® #	A2187948
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,411
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	213 28 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### **Interior**

Interior Features Central Vacuum, Kitchen Island, Quartz Counters  
Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Range  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features None  
Lot Description Back Lane, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 27th, 2025  
Days on Market 14  
Zoning R-CG

### **Listing Details**

Listing Office Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.