

# \$565,000 - 112, 133 23 Avenue Ne, Calgary

MLS® #A2209054

## \$565,000

2 Bedroom, 4.00 Bathroom, 1,432 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

This chic corner unit inner-city townhouse has been meticulously crafted with your lifestyle in mind. The main level features a generously sized living room, a kitchen adorned with sleek stainless steel appliances and elegant quartz countertops, and a dining area that seamlessly connects to your balcony with a convenient gas BBQ hook-up.

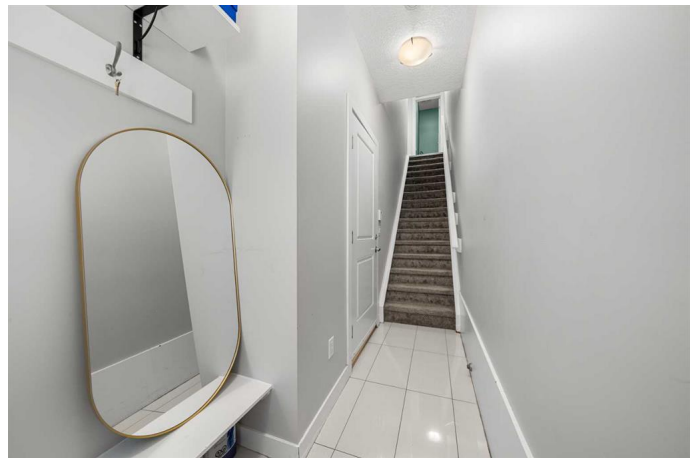
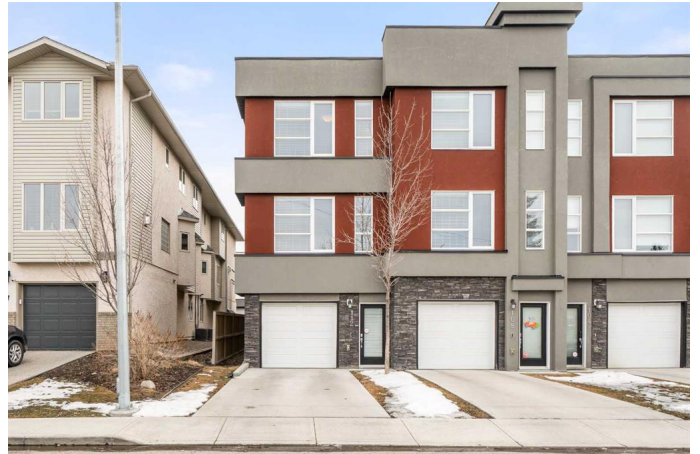
Ascending to the upper level, you'll discover two spacious bedrooms, each boasting its own en-suite bathroom—perfect for families and roommates alike. A dedicated laundry room equipped with a full-size washer and dryer completes this level, adding to the everyday convenience.

The lower level offers even more versatility with a bonus room featuring a separate entrance from the courtyard and a convenient 2-piece bathroom. Whether you envision it as a home office, a personal gym, or an additional living space, the possibilities are boundless.

Additional features include an attached garage for secure parking, central A/C, a water softener, recently replaced water tank, and a refurbished furnace motor, offering both comfort and peace of mind.

Built in 2016

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2209054      |
| Price          | \$565,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,432         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 112, 133 23 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 1V6               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Snow Removal, Visitor Parking                          |
| Parking Spaces | 2  |
| Parking        | Concrete Driveway, Parking Pad, Single Garage Attached |
| # of Garages   | 1  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Basement          | None   |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line, Courtyard |
|-------------------|-------------------------|

|                 |                        |
|-----------------|------------------------|
| Lot Description | Underground Sprinklers |
| Roof            | Asphalt Shingle        |
| Construction    | Stucco                 |
| Foundation      | Poured Concrete        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | M-C1             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.