

\$1,060,000 - 258 22 Avenue, Calgary

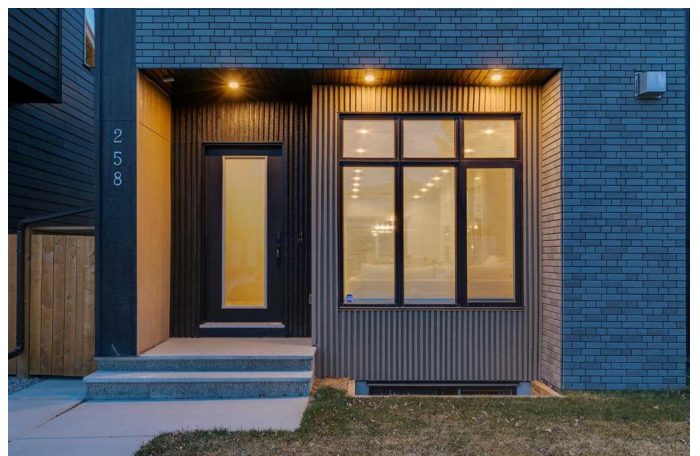
MLS® #A2211610

\$1,060,000

5 Bedroom, 4.00 Bathroom, 1,897 sqft
Residential on 0.11 Acres

Tuxedo Park, Calgary, Alberta

*Open House Sunday from 1:30-4pm. Modern and bright with impeccable attention to design elements and layout, this Tuxedo Park home is a perfect blend of style, convenience and contemporary luxury. Built in 2024, the upper portion of this sophisticated home has 3 bedrooms, and 2.5 baths included in its 1,897 sq ft floorplan. In addition to the main living areas, this home features a spacious 2-bedroom legal suite (with its own laundry and entrance) which is a great option for in-laws or as a potential mortgage helper! This home has everything you need and want. Love to entertain? The upscale kitchen and adjacent living room are both elegant and functional – perfect for hosting friends and family whenever the mood strikes. Catch up around the cozy fireplace with stunning tile accents, surrounded by impressive custom millwork. The adjacent kitchen area is a home chef’s dream! The expansive island makes prep work a breeze while letting you chat with guests or hear about the kids’ day at school. Elegant custom cabinets provide more than ample storage, as does the large pantry. High-end stainless-steel appliances will make cooking and kitchen duties seem like nothing, all while delivering an upscale look and feel. Natural light cascades throughout, thanks to the large windows and open concept design features, including the main floor office. You’ll also love the convenience and style of both the main floor powder room and mudroom – ideal for busy families on the go. Upstairs



youâ€™ll find the wonderfully serene primary suite. With high vaulted ceilings, a private adjacent balcony and a spa-like ensuite, this is the perfect oasis for relaxing and recharging every day. A superb walk-in closet will keep you organized and ready to look your best everyday. Just outside the primary suite, upper-level laundry will also help make day-today tasks easier. Two additional large bedrooms and 1 full bathroom complete the well-designed upstairs of this home. Downstairs, the bright and airy legal 2-bedroom basement suite has been designed to make an impression! Its features a gorgeous kitchen design including beautiful tile work and quartz countertops. The spacious living area, separate laundry, 4-piece bathroom and eye-catching design details make this a highly desirable potential rental suite. You canâ€™t beat the location of this Tuxedo Park gem! Youâ€™ll be a short walk from popular restaurants, shops and services as well as parks, schools and more! Tuxedo Park boasts a very quick commute to many areas of the city including downtown, the University of Calgary, and SAIT. Youâ€™ll also have easy access to bike and transit routes to get you where you are going with ease. This home offers so much and is a must see. Schedule your viewing today!

Built in 2024

Essential Information

MLS® #	A2211610
Price	\$1,060,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,897
Acres	0.11

Year Built 2024
Type Residential
Sub-Type Semi Detached
Style 2 Storey, Side by Side
Status Active

Community Information

Address 258 22 Avenue
Subdivision Tuxedo Park
City Calgary
County Calgary
Province Alberta
Postal Code T2E1T5

Amenities

Parking Spaces 2
Parking Double Garage Detached, Insulated
of Garages 2

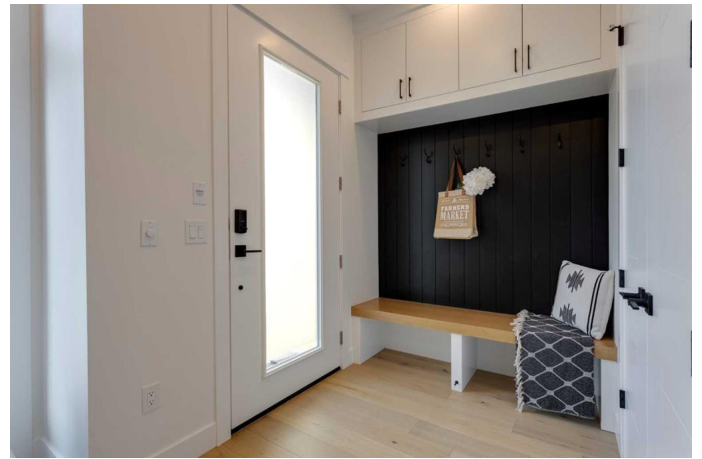
Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Steam Room, Storage, Wired for Sound
Appliances Dishwasher, Gas Cooktop, Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Suite

Exterior

Exterior Features Lighting, Private Yard
Lot Description Back Yard, Lawn, Level, Open Lot
Roof Asphalt Shingle
Construction Brick, Mixed, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information



Date Listed April 16th, 2025

Days on Market 3

Zoning RC-2

Listing Details

Listing Office RE/MAX First

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.