

780-832-5880

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3, 119 23 Avenue NE Calgary, Alberta

MLS # A2272974



\$509,000

Division:	Tuxedo Park		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,486 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating: Water: Forced Air Floors: Sewer: Tile, Vinyl **Condo Fee:** Roof: \$ 501 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Wood Frame M-C1 Foundation: **Poured Concrete Utilities:**

Features: No Smoking Home, Pantry, Quartz Counters

Inclusions: None

Wonderful opportunity to own this 2-bedroom townhome with double attached garage in Tuxedo—perfectly located near restaurants, schools, SAIT, shopping, transit, and downtown Calgary. As you enter, you're welcomed by a spacious front foyer with a convenient laundry room that lead upstairs to the main level. The bright kitchen features an island, quartz countertops, vinyl plank flooring, stainless steel appliances, white cabinetry, and a generous breakfast nook—an ideal space for entertaining or family gatherings. A sunny south-facing balcony extends the living space and adds even more value. Adjacent to the kitchen is a large living room complete with a cozy gas fireplace and plenty of room to relax or host guests. The upper level offers two well-sized bedrooms, each with its own walk-in closet. A beautifully designed 5-piece bathroom separates the bedrooms and includes double sinks, a soaker tub, and a separate shower. The double attached garage provides comfort and convenience, making parking a breeze year-round. Come experience urban living in the heart of the city—close to everything Calgary has to offer. Let this beautiful townhome be your next move!