

2, 136 22 Avenue NE
Calgary, Alberta

MLS # A2277569



\$585,000

Division: Tuxedo Park

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,263 sq.ft. **Age:** 2017 (9 yrs old)

Beds: 3 **Baths:** 3 full / 1 half

Garage: Single Garage Detached

Lot Size: -

Lot Feat: Back Lane, Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 214

Basement: Full

LLD: -

Exterior: Concrete, Stone, Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: N/A

This 2-storey townhome combines modern design with everyday practicality—;3 bedrooms, 3.5 bathrooms, a finished basement, private garage and fenced yard. The main level has a clean, open aesthetic: engineered flooring, a gas fireplace with built-ins, and a kitchen that balances polish with function—;quartz counters, stainless appliances, corner pantry, and an island with seating. Upstairs, both bedrooms feature their own ensuite, including a vaulted primary with walk-in closet and 5-piece bath. The basement extends your living space with a rec room, guest bedroom, full bath and storage. Outside, the small fenced yard works as a versatile blank canvas—;easy-care greenery you can shape into a garden, play space, or patio. Set in Tuxedo, just one block off Centre Street, you’re in the heart of the inner city with cafés, restaurants, and transit at your doorstep—;yet still tucked on a quieter street. A turn-key home with thoughtful finishes and low-maintenance appeal.