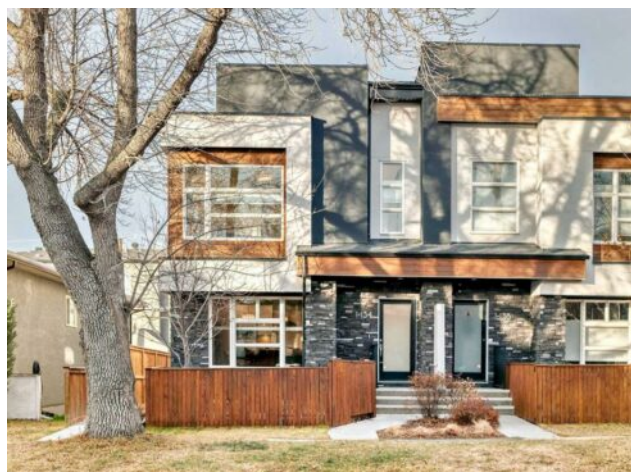


1, 134 22 Avenue NE
Calgary, Alberta

MLS # A2268770



\$659,900

Division:	Tuxedo Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 219
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: Nest thermostat, Nest doorbell, Nest CO2. There is also built in shelving in the garage, two wall mounted bookshelves in the house, and built in shelving in the closets

Modern urban living in desirable Tuxedo Park – Welcome home to 1, 134 22 Ave NE! This 3-bedroom, 4-bathroom townhome is perfect for professionals, families, and pet owners, offering a private garage, fully fenced patio area, and 3 levels of thoughtfully designed living space. Showcasing high-end custom finishings & built-ins, including cozy gas fireplace, the main level is bright and open with beautiful hardwood flooring throughout. The gourmet kitchen features stainless steel appliances, custom cabinetry, quartz countertops, walk-in pantry & casual counter seating – perfect for everyday living & entertaining! Spacious living & dining areas and 2-piece bath complete the main level. Upstairs you will find 2 generously sized bedrooms including the primary bedroom with luxurious 5-piece ensuite bath and walk in closet with high-end custom built-ins. The second bedroom also features a 4-piece ensuite bath. Convenient upper level laundry makes laundry day easy! Downstairs, you will find the fully finished basement complete with recreation space, the 3rd bedroom, 4-piece bathroom, and a utility/storage space. Outdoors you will enjoy the quiet, tree-lined street, single detached garage and ample on-street parking. With a prime central location it's a walker's paradise—just steps from Rosso's coffee, Lina's Italian Market, Safeway and Coop, with easy access to an off-leash dog park and Confederation Park. Enjoy seamless connectivity to public transport, including the Max Green line, and major thoroughfares including Deerfoot Tr and 16 Ave, placing downtown and the airport within a 15-minute drive. This modern inner city townhome has everything you need and more – Book your viewing today!