



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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Calgary, Alberta

MLS # A2247983



**\$849,500**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuxedo Park                                   |               |                   |
| <b>Type:</b>     | Residential/Duplex                            |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side               |               |                   |
| <b>Size:</b>     | 1,867 sq.ft.                                  | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                        |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Street Lighting, Treed |               |                   |

|                    |                                                                                                                                            |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                        |                   |      |

This stunning semi-detached home in desirable Tuxedo Park offers the perfect blend of family living and vibrant inner-city vibes. With 4 spacious bedrooms, 3.5 bathrooms, and a thoughtful open-concept layout, there's room for both lively entertaining and everyday comfort. Stay cool all summer with central A/C, and escape to your own spa-like retreat in the primary ensuite, designed for pure relaxation. Stylish finishes, a functional flow, and a prime location close to schools, parks, shopping, and downtown Calgary make this home a rare find. Enjoy space for the whole family—with the pulse of the city right at your doorstep!