



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

780-831-7725
jackadmin@gpremax.com

2, 136 22 Avenue NE
Calgary, Alberta

MLS # A2258616



\$625,000

Division:	Tuxedo Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2017 (8 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:	Finished, 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.