



228 20 Avenue Calgary Alberta

\$979,900

****OPEN HOUSE SAT & SUN, NOV 2ND & 3RD @ 2-4 PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!** Discover modern living in this BRAND-NEW & MOVE-IN READY 2-storey semi-detached infill w/ a LEGAL BASEMENT SUITE, perfect for investors or savvy homebuyers. Offering 2,665 sq. ft. of stylish, functional living space, this home in desirable Tuxedo Park is steps from trendy shops, parks, and transit. The bright and airy main floor features 9' ceilings, ENGINEERED HARDWOOD flooring, and a stunning kitchen with a QUARTZ ISLAND w/ WATERFALL DETAIL, dual-tone cabinetry, and UPGRADED SAMSUNG APPLIANCES. Entertain in the spacious living room w/ a GAS FIREPLACE and easy access to the backyard. Completing the main floor is a functional mudroom and a chic 2pc powder room with a floating vanity. Upstairs, the luxurious primary suite boasts a stylish feature wall, a WALK-IN CLOSET, and a 5-piece ensuite with a FREESTANDING SOAKER TUB, dual vanities, and in-floor heating. Two additional bedrooms with built-in closets share a beautifully designed 4-piece bath. Completing this level is a practical laundry room with a side-by-side washer/dryer, quartz folding counter, and extra cabinetry. The fully developed legal basement suite has a separate entrance. It features HYDRONIC IN-FLOOR HEATING, a cozy living room with an electric fireplace, a well-appointed kitchen, and a spacious bedroom with a walk-in closet. Perfect for LONG-TERM RENTAL INCOME or MULTI-GENERATIONAL LIVING. Outside, the private backyard includes a COMPOSITE DECK, a gas line for BBQ, and ample grassy space. A DOUBLE DETACHED GARAGE provides plenty of storage and parking. This home is equipped with advanced systems, including a high-efficiency furnace, two 50-gallon hot water tanks, and a radon mitigation rough-in, and is backed by the 1-2-5-10 YEAR NEW HOME WARRANTY. Located in the heart of Tuxedo Park, this proper...

Primary Bedroom 13.17 Ft x 12.50 Ft

Bedroom 10.67 Ft x 9.50 Ft

Bedroom 10.58 Ft x 9.50 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Dining room 11.75 Ft x 7.00 Ft

Living room 11.83 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.50 Ft x 14.00 Ft

Kitchen 15.25 Ft x 14.75 Ft

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Listing Presented By:



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See

Mirror

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Bedroom13.00 Ft x 11.42 Ft

Dining room12.42 Ft x 10.92 Ft

Kitchen11.75 Ft x 9.58 Ft

2pc Bathroom.00 Ft x .00 Ft