



## 138 22 Avenue Calgary Alberta

\$660,000

Available for immediate possession! Welcome to modern living in the heart of Tuxedo Park! This stunning townhouse-style condo offers the perfect blend of style, comfort, and convenience. Located with great accessibility to downtown, trendy restaurants, coffee shops, and the beautiful Confederation Park. Step inside to discover a well-designed layout featuring a double-primary setup on the top floor, each with its own ensuite, providing privacy and comfort. With a total of 3 bedrooms and 3.5 bathrooms, this home is perfect for families, roommates, or guests. The main floor boasts a welcoming atmosphere with a cozy gas fireplace in the living area, space for a dining table and a convenient half bath. The kitchen is an entertainer's dream! Not only is it well organized with plenty of storage, but it also has a gas cooktop, built-in wall oven, quartz countertops and a massive center island offering tons of prep space. The primary suite has a soaring vaulted ceiling and large south-facing windows that flood the room with natural light. It also has a massive walk-in closet with custom built-in cabinetry and tons of storage. The spacious 5-piece ensuite has dual vanities, a walk-in shower and a large jetted tub. Another convenient top-floor feature is a large laundry room with counter space, a sink and cabinet storage. The basement is a versatile space, offering an additional living area and a spacious third bedroom complete with a large walk-in closet, perfect for guests or a home office. Enjoy outdoor living on the charming front patio, ideal for relaxing with a morning coffee or evening glass of wine. On hot summer days, beat the heat with the Central A/C. For added convenience, a single detached garage is located at the back, providing secure parking and additional storage. This townhouse-style condo in Tuxedo Park offers a wonderful combination of modern features, pr...

Recreational, Games room 15.58 Ft x 20.17 Ft

Bedroom 13.42 Ft x 10.58 Ft

Other 4.92 Ft x 10.00 Ft

Furnace 7.75 Ft x 12.17 Ft

4pc Bathroom Measurements not available

Foyer 4.50 Ft x 11.25 Ft

Dining room 12.33 Ft x 8.83 Ft

2pc Bathroom 2.83 Ft x 6.83 Ft

Primary Bedroom 12.92 Ft x 13.75 Ft

Other 6.58 Ft x 11.25 Ft

5pc Bathroom 8.00 Ft x 10.25 Ft

Bedroom 11.42 Ft x 10.67 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Living room 12.92 Ft x 11.25 Ft

Kitchen 19.42 Ft x 12.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Laundry room 8.00 Ft x 6.42 Ft