



260 18 Avenue Calgary Alberta

\$424,950

If location and Lifestyle are important to you, this inner city home in the sought after neighbourhood of Tuxedo Park may be the one you're looking for. This executive self-managed 4 plex with a 30+ age restriction is nestled on a quiet street yet only a few blocks north of 16th ave and a block off Edmonton Trail so quick and easy access to downtown or West to the Mountains. Private and quiet location at the back featuring its own fenced in courtyard and a secure single detached garage which is accessed off the back lane. This pet friendly complex boasts 9 ft ceilings on the main floor and features the ever popular open concept. You'll enjoy hosting friends and family in the large kitchen with sit up peninsula, timeless white cabinets, a corner pantry and loads of counter space. Off the kitchen is a spacious dining area with a bright window. Living room is anchored with a corner gas fireplace and tons of windows with a North exposure looking into the back yard - so nice and cool in summer. A great flex room is on this level which would make a perfect home office or separate TV room, main floor is finished off with a 2 pc powder room. Basements in bi-levels offer deep bright windows which create great, useable space and this is no exception. 2 Bedrooms on this level that stay nice and cool in the summer along with a cozy family room and a 4 pc bathroom. Brilliant inner-city location and the old-world charm of its vintage character homes render the community of Tuxedo Park one of the best places in the city to call home. Tuxedo Park is identifiable by its distinctive old-fashioned sophistication and aesthetic appeal that co-exist with many new infill homes and a huge assortment of businesses. There are loads of unique restaurants and eclectic shops and services all within a few blocks. Quick and easy access to downtown whether you're walking, cycling or taking advant...

Primary Bedroom 12.33 Ft x 11.08 Ft

Bedroom 11.17 Ft x 9.42 Ft

Family room 8.92 Ft x 8.42 Ft

4pc Bathroom Measurements not available

Other 6.92 Ft x 4.75 Ft

Living room 14.42 Ft x 13.33 Ft

Kitchen 13.67 Ft x 11.67 Ft

Dining room 9.83 Ft x 5.33 Ft

2pc Bathroom Measurements not available

Den 9.58 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

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