



# 127 24 Avenue Calgary Alberta

\$619,900

Gorgeous 2 storey townhome located in the sought after community of Tuxedo Park. With just under 2,100 sq ft of living space, 3 bedrooms and 3.5 bathrooms spread over 3 floors, whether you're a growing family or a down-sizer, this place hits the sweet spot. An open concept main floor greets you as you enter through the front door, with 10 ft ceilings and lots of South-facing windows bringing in lots of natural light. The kitchen setup with extended quartz countertop features stainless steel appliances including a gas range, under cabinet lighting and lots of storage. A large dining area and living room overlook the floor to ceiling tiled fireplace wall. Upstairs, you'll find a large Primary with vaulted ceilings and a huge walk-in closet. The Primary en-suite includes double sinks, a large glass shower, soaker tub and heated floors. Laundry is located just outside of the Primary and as you walk down the hall you will find the 2nd bedroom with it's own en-suite bathroom. In the basement, you'll find a wide open rec room with 9 ft ceilings and a wet bar. A large 3rd bedroom plus a full bathroom round out the basement. This thoughtfully designed home has been built with premium materials and was meant to be enjoyed by its owners, unlike many of the newer ones out there. While this is a back unit, thought has been put into maximizing natural light through South facing windows, skylight etc. Don't forget to check out the private backyard space, which leads to the garage. The location is perfectly central and close to transit, shopping, SAIT, downtown, schools, parks and loads of great restaurants. (id:6769)

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4pc Bathroom 4.92 Ft x 8.42 Ft

5pc Bathroom 10.08 Ft x 10.67 Ft

Bedroom 14.08 Ft x 8.42 Ft

Primary Bedroom 12.25 Ft x 13.25 Ft

Other 7.42 Ft x 9.25 Ft

4pc Bathroom 4.92 Ft x 9.92 Ft

Bedroom 13.42 Ft x 9.92 Ft

Recreational, Games room 14.92 Ft x 21.25 Ft

Furnace 7.83 Ft x 8.58 Ft

Dining room 15.67 Ft x 10.17 Ft

Kitchen 19.42 Ft x 8.58 Ft

Living room 16.67 Ft x 13.42 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft