



## 136 22 Avenue Calgary Alberta

\$590,000

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 cafes, restaurants, and transit at your doorstep--yet still tucked on a quieter street. A turn-key home with thoughtful finishes and low-maintenance appeal. (id:6769)

Primary Bedroom 14.75 Ft x 11.33 Ft

Bedroom 12.00 Ft x 8.50 Ft

5pc Bathroom 9.67 Ft x 8.42 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Other 7.75 Ft x 4.75 Ft

Family room 14.00 Ft x 13.33 Ft

Bedroom 13.33 Ft x 8.25 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

Other 7.08 Ft x 5.00 Ft

Living room 12.08 Ft x 12.00 Ft

Kitchen 15.50 Ft x 8.33 Ft

Dining room 15.25 Ft x 8.42 Ft

2pc Bathroom 5.42 Ft x 3.75 Ft

Listing Presented By:



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