



# 136 22 Avenue Calgary Alberta

\$585,000

This elevated inner-city living awaits in this architecturally refined two-storey townhome in the heart of Tuxedo, just steps from Centre Street's vibrant cafes, dining, and transit connections. Thoughtfully upgraded with integrated ceiling speakers in the living room, kitchen, and primary bedroom, the home delivers an elevated everyday experience where design and technology work seamlessly together. Designed with intention, the open-concept main level blends modern elegance with everyday comfort. Engineered flooring flows throughout, while a statement gas fireplace and custom built-ins create warmth and character. The chef-inspired kitchen showcases quartz countertops, stainless steel appliances, abundant cabinetry, and a generous island designed for gathering and effortless entertaining. Upstairs, two private bedroom suites offer exceptional comfort. The vaulted primary retreat is a true sanctuary, complete with a walk-in closet and a spa-inspired five-piece ensuite featuring heated floors and a calming, retreat-like atmosphere. The fully developed basement continues the home's thoughtful design with soaring ceilings, a spacious recreation room, guest bedroom, full bath, and ample storage – ideal for hosting, working from home, or simply unwinding. Outdoors, enjoy a fully fenced yard for private relaxation alongside the convenience of a detached garage. Refined, contemporary, and exceptionally located, this Tuxedo residence delivers the perfect balance of style, space, and urban accessibility. (id:6769)

Listing Presented By:



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Primary Bedroom 14.83 Ft x 11.33 Ft

Bedroom 14.58 Ft x 8.58 Ft

4pc Bathroom 5.00 Ft x 8.50 Ft

5pc Bathroom 8.58 Ft x 9.67 Ft

Family room 13.33 Ft x 14.17 Ft

Bedroom 13.42 Ft x 8.33 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Furnace 5.33 Ft x 8.33 Ft

Living room 14.17 Ft x 11.75 Ft

Dining room 15.33 Ft x 9.50 Ft

2pc Bathroom 5.42 Ft x 3.83 Ft

Kitchen 19.92 Ft x 7.83 Ft