

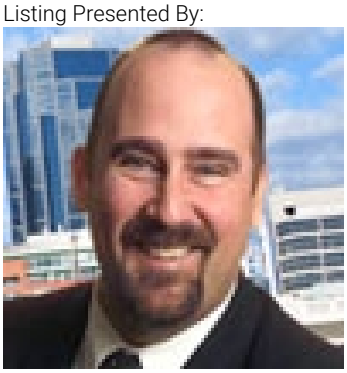
212 26 Avenue Calgary Alberta

$1,050,000

EXCEPTIONAL INNER-CITY LIVING WITH A FULLY LEGAL 2-BEDROOM BASEMENT SUITE! Welcome to Tuxedo Park, where contemporary design, exceptional craftsmanship and an unbeatable location come together. This stunning NEWLY BUILT semi-detached home offers over 3,100 SQ. FT. of professionally finished living space, thoughtfully designed for modern living, entertaining and income potential.A striking exterior of timeless brick and James Hardie board welcomes you through an impressive 8' glass entry door. Inside, soaring 10' ceilings, engineered hardwood floors and expansive windows create a bright, sophisticated atmosphere. A private main-floor office with glass doors provides the perfect workspace, while the inviting living room features a gas fireplace, custom white oak shelving with integrated lighting and a built-in wine fridge.THE KITCHEN IS A TRUE SHOWSTOPPER, featuring an impressive 12' white oak island, quartz countertops, full-height tile backsplash, soft-close cabinetry and KitchenAid Professional appliances, including a gas range with a 600 CFM custom exhaust hood. The open-concept dining and living areas extend seamlessly to the rear deck with a gas BBQ hookup, overlooking a fully fenced, landscaped, low-maintenance backyard.Upstairs, vaulted ceilings and thoughtful design continue throughout. The luxurious primary retreat features a PRIVATE BALCONY, custom-organized walk-in closet and spa-inspired ensuite with heated floors, freestanding soaker tub, oversized custom shower, dual vanities and designer finishes. Two additional spacious bedrooms, a full bathroom, convenient upper-floor laundry and a versatile loft complete this exceptional level.A RARE OPPORTUNITY: FULLY LEGAL 2-BEDROOM BASEMENT SUITE! With its own private entrance located on the exterior side of the home, this beautifully finished suite offers 9' ceilings, a modern kitchen, two bedrooms, full bathro...

4pc Bathroom 4.92 Ft x 9.75 Ft
Bedroom 8.83 Ft x 11.92 Ft
Dining room 12.67 Ft x 8.92 Ft
Kitchen 6.25 Ft x 8.92 Ft
Living room 14.67 Ft x 12.08 Ft
Living room 14.25 Ft x 15.42 Ft
Office 6.00 Ft x 8.00 Ft
4pc Bathroom 5.42 Ft x 8.58 Ft
5pc Bathroom 8.42 Ft x 17.58 Ft
Bedroom 9.83 Ft x 12.42 Ft

Listing Presented By:



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Primary Bedroom 9.75 Ft x 11.92 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 13.33 Ft x 10.58 Ft

Foyer 6.33 Ft x 6.92 Ft

Kitchen 13.33 Ft x 18.92 Ft

Bedroom 9.50 Ft x 12.42 Ft

Family room 10.25 Ft x 14.00 Ft

Primary Bedroom 13.00 Ft x 21.75 Ft

Other 9.50 Ft x 6.58 Ft