



# 2609 1 Street Calgary Alberta

\$619,900

Experience refined inner-city living in this brand new, never-lived-in luxury home in Tuxedo Park, one of Calgary's most desirable inner-city communities. This modern 2-storey offers 3 bedrooms (2+1), 3.5 bathrooms, and 1,138 sq. ft. above grade, plus a fully developed basement -- designed for elevated family living and sophisticated entertaining. A single detached garage adds convenience while preserving the charm of the classic inner-city streetscape. The main floor showcases contemporary design with large windows that flood the space with natural light, waterproof luxury vinyl plank flooring, modern lighting, and an open-concept layout tailored for today's lifestyle. The living room features a sleek electric fireplace, creating a warm and stylish focal point -- perfect for Calgary winters. The chef-inspired kitchen highlights quartz countertops, premium stainless steel appliances, custom moisture-resistant cabinetry, and a beautiful eating bar -- ideal for gatherings and everyday luxury. Upstairs offers two spacious vaulted bedrooms, each with access to a full bathroom for added privacy and comfort. The upper level also includes a convenient laundry with a steam function for both the washer and dryer. The fully developed basement expands your living space with a third bedroom, a full bathroom, and an elegant family room -- perfect for guests or a home office. Enjoy a fully fenced, low-maintenance backyard and a prime location just minutes from downtown, top-rated schools, parks, shopping, transit, and major routes. Book your private showings today! (id:6769)

Family room 13.33 Ft x 10.33 Ft  
Bedroom 9.92 Ft x 9.83 Ft  
4pc Bathroom 8.25 Ft x 5.67 Ft  
Living room 11.75 Ft x 10.75 Ft  
Kitchen 11.75 Ft x 9.00 Ft  
Dining room 9.58 Ft x 7.25 Ft  
2pc Bathroom 4.83 Ft x 4.67 Ft

Primary Bedroom 12.75 Ft x 9.83 Ft  
4pc Bathroom 9.83 Ft x 4.83 Ft  
Bedroom 12.17 Ft x 11.67 Ft  
Other 5.17 Ft x 3.50 Ft  
3pc Bathroom Measurements not available  
Laundry room 3.58 Ft x 2.83 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://sarahwuhomes.ca/>

**RE/MAX Realty Professionals**

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