

# \$565,000 - 112, 133 23 Avenue Ne, Calgary

MLS® #A2209054

**\$565,000**

2 Bedroom, 4.00 Bathroom, 1,432 sqft  
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

This chic corner unit inner-city townhouse has been meticulously crafted with your lifestyle in mind. The main level features a generously sized living room, a kitchen adorned with sleek stainless steel appliances and elegant quartz countertops, and a dining area that seamlessly connects to your balcony with a convenient gas BBQ hook-up.

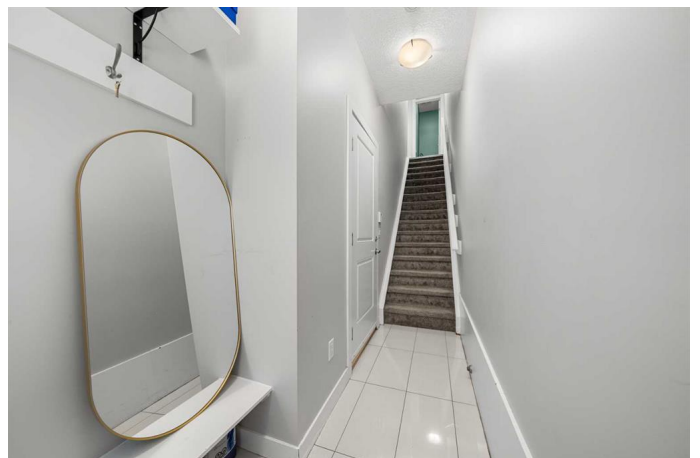
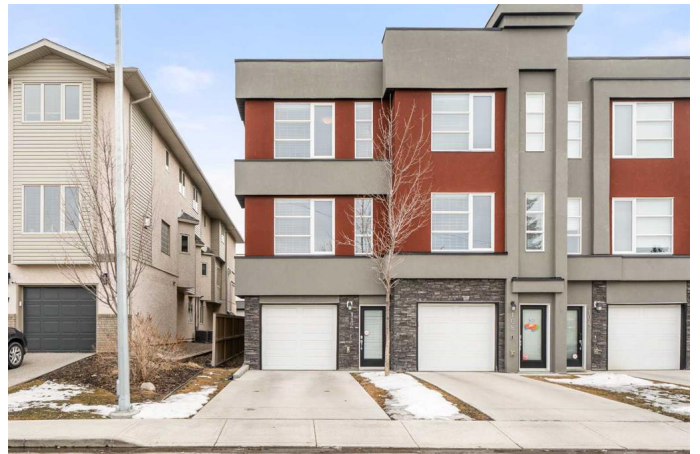
Ascending to the upper level, you'll discover two spacious bedrooms, each boasting its own en-suite bathroom—perfect for families and roommates alike. A dedicated laundry room equipped with a full-size washer and dryer completes this level, adding to the everyday convenience.

The lower level offers even more versatility with a bonus room featuring a separate entrance from the courtyard and a convenient 2-piece bathroom. Whether you envision it as a home office, a personal gym, or an additional living space, the possibilities are boundless.

Additional features include an attached garage for secure parking, central A/C, a water softener, recently replaced water tank, and a refurbished furnace motor, offering both comfort and peace of mind.

Built in 2016

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2209054      |
| Price          | \$565,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,432         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 112, 133 23 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 1V6               |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                          |
| Parking Spaces | 2                                                      |
| Parking        | Concrete Driveway, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                      |

### **Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                    |
| Basement          | None                                                                                                                                           |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line, Courtyard |
|-------------------|-------------------------|

|                 |                        |
|-----------------|------------------------|
| Lot Description | Underground Sprinklers |
| Roof            | Asphalt Shingle        |
| Construction    | Stucco                 |
| Foundation      | Poured Concrete        |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
| Zoning      | M-C1             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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