

2214 1 Street NW  
Calgary, Alberta

MLS # A2167793



**\$949,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island		

**Inclusions:** n/a

Great Location! LEGAL BASEMENT!! Built in 2021 !! Welcome to this professional designed and well maintained, fabulous 5 bed rooms home which located in the heart of Tuxedo Park, just beside center street and 16th Avenue, walking distance and easy access to everything you need. This 10 feet high ceiling home offers high quality & upgraded finishes & nearly 2,600 sq ft of developed living space across 5 BEDROOMS, 3.5 bathroom and a lower legal basement suite. The main floor features a chef-inspired kitchen, ceiling-height custom cabinetry, a modern tile backsplash, designer pendant lights, an oversized island, bar seating, & stainless steel appliances, including a gas cooktop and built-in oven. The spacious living room centres on a stunning gas fireplace feature wall, while the large dining room offers oversized windows overlooking the front yard, butler's pantry is located just off the kitchen. Upstairs, the elegant master suite features oversized windows, & a walk-in closet ,ample storage for family needs! The ensuite is elegantly finished with quartz countertops, dual undermount sinks, a stand-alone soaker tub, & a stunning glass shower with a built-in bench. One additional good-sized bedroom open onto front yard view, another bedroom is perfect for an additional office or flex space for the family. Downstairs, the fully developed basement has decent size living room and kitchen. There's also 2 good size bedrooms with easy access to the main 4pc bathroom with quartz countertops and a tub/shower combo. This high-quality inner-city home is the one you've been searching for! \* Call your favorite realtor for a showing now!!!!