

\$600,000 - 2, 136 22 Avenue Ne, Calgary

MLS® #A2258616

\$600,000

3 Bedroom, 4.00 Bathroom, 1,263 sqft
Single Family on 0.00 Acres

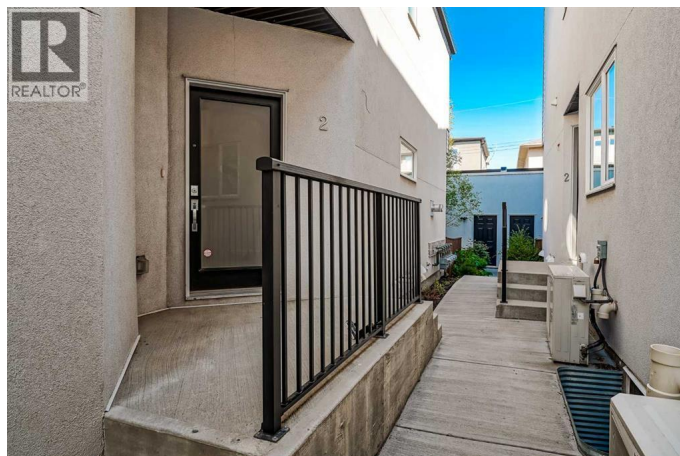
Tuxedo Park, Calgary, Alberta

This 2-storey townhome combines modern design with everyday practicality—3 bedrooms, 3.5 bathrooms, a finished basement, private garage and fenced yard. The main level has a clean, open aesthetic: engineered flooring, a gas fireplace with built-ins, and a kitchen that balances polish with function—quartz counters, stainless appliances, corner pantry, and an island with seating. Upstairs, both bedrooms feature their own ensuite, including a vaulted primary with walk-in closet and 5-piece bath. The basement extends your living space with a rec room, guest bedroom, full bath and storage. Outside, the small fenced yard works as a versatile blank canvas—easy-care greenery you can shape into a garden, play space, or patio. Set in Tuxedo, just one block off Centre Street, you're in the heart of the inner city with caf s, restaurants, and transit at your doorstep—yet still tucked on a quieter street. A turn-key home with thoughtful finishes and low-maintenance appeal. (id:6289)

Built in 2017

Essential Information

Listing #	A2258616
Price	\$600,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1



Square Footage	1,263
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2, 136 22 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
Province	Alberta
Postal Code	T2E1T3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 3:16am PDT