

\$670,000 - 260 17 Avenue Ne, Calgary

MLS® #A1090761

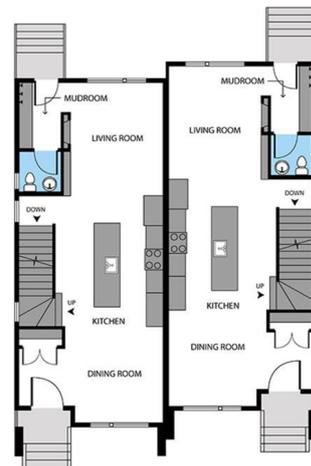
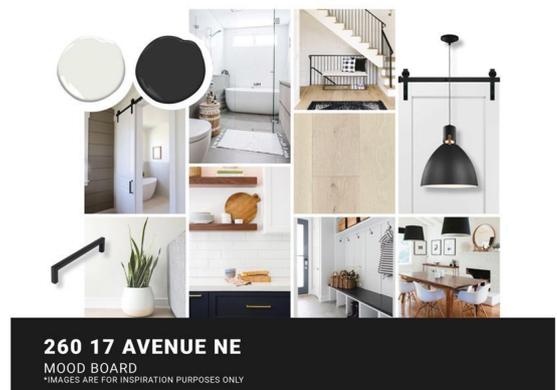
\$670,000

4 Bedroom, 4.00 Bathroom, 1,498 sqft
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

COMING SOON TO TUXEDO PARK!

Customize this brand new 2 storey semi-detached infill with 4 bedrooms and over 2,082 sq ft of total living space. The value doesn't end with your individually customized home - there is also the potential to add a 1 bedroom legal carriage suite above the detached garage (pending municipal approval & permits). This extra legal suite could be rented out for additional income or utilized by guests and extended family. The builder wants YOU to choose all your own finishings for that ultra-personal touch, so get ready to have some fun! The bright, open-concept main floor features 10' ceilings and light oak, wide plank engineered hardwood flooring throughout. The home's focal point is the contemporary kitchen with beautiful quartz countertops, custom two-tone flat-panel cabinetry, a stainless-steel appliance package, and a designer backsplash – but remember, you can choose your finishes, tile selections, and more. An oversized central island also provides a sizeable under-mounted sink and creates a ton of bar seating. A spacious dining room sits at the front of the home, while the living room at the back of the house focuses on a gas fireplace with modern detailing. There's also a tiled mudroom with a bench and doors leading outside and an elegant 2-piece powder room. The bright upper floor features a stunning master suite with vaulted ceilings, a giant walk-in closet, and a customizable doorway into a private ensuite bathroom. The



spa-inspired 5-piece bathroom consists of a modern vanity with dual sinks, quartz countertops, a full-height/width mirror, a large curbless tiled shower room with a freestanding soaker tub and formal water closet. Both additional upper-floor bedrooms include built-in closets and large windows overlooking the backyard. Still want yet even more space? There is the option to add a spacious fully finished attic space above the bedroom - with a bright window and even an electrical outlet for a nice lamp or charging your laptop. The spacious main bath comes with quartz countertops, an under-mounted sink, tiled flooring, and a tub/shower combo. A walk-in laundry room includes a sink, folding counter, and space for side-by-side appliances. The basement staircase opens up into a vast family recreation room, and an additional fourth guest bedroom features a spacious walk-in closet and quick access to a main 4-piece bath with a tub/shower combo and tile flooring. Tuxedo Park is a quiet, family-oriented community located just minutes from the downtown core, perfect for those wanting to live with proximity to schools, shops, restaurants and amenities. Don't miss your chance to invest in a property where YOU can shape everything to fit your style and needs!

Built in 2021

Essential Information

| | |
|----------------|-----------|
| MLS® # | A1090761 |
| Price | \$670,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,498 |
| Acres | 0.00 |
| Year Built | 2021 |

| | |
|----------|------------------------|
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 260 17 Avenue Ne |
| Subdivision | Tuxedo Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 1L8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood |
| Heating | Forced Air, Natural Gas |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Other, Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 6th, 2021 |
| Days on Market | 42 |

Zoning

R-C2

Listing Details

Listing Office

URBAN UPGRADE & NEWINFILLS

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