# \$668,000 - 213 28 Avenue Nw, Calgary

MLS® #A2203659

#### \$668,000

3 Bedroom, 2.00 Bathroom, 1,411 sqft Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this charming home in the sought-after NW Inner City community of Tuxedo Park! Step inside to discover the newer Luxury Vinyl Plank flooring (Installed in 2023) that flows throughout the main level. The inviting living room features a cozy fireplace, creating a warm and welcoming atmosphere. A spacious formal dining room is perfect for entertaining guests or enjoying family meals. The functional designed kitchen boasts stainless steel appliances, a versatile movable island, elegant quartz countertops, and a stylish tile back splash. A bright breakfast nook extends seamlessly to the deck, offering the perfect spot for morning coffee or summer barbecues. Upstairs, the second floor has been fully refreshed with new carpeting (Replaced in 2024) and features three generously sized bedrooms, each filled with natural light. A well-appointed 4-piece bathroom completes this level. The finished basement adds valuable additional living spaceâ€"ideal for a recreation room or home gym. Outside, the south-facing backyard includes a spacious deck and a double detached garage. Enjoy the perks of living in a prime inner-city location! This home is situated on a quiet street, within walking distance to parks, schools, and restaurants, with easy access to Centre Street, 4th Street NW, and public transit for a quick commute to downtown. This home features several recent upgrades, enhancing both style and functionality. Enjoy a brand-new washer and





modern Zebra blinds. Freshly painted main and upper floors create a bright and inviting atmosphere. The upper bathroom has been updated with new vinyl plank flooring (2024) for a contemporary look. Updates include a house roof (2016) and a new garage roof (2022), ensuring long-term durability. Dishwasher - 2022, Refrigerator and Electric stove -2019. Don't miss this fantastic opportunityâ€"schedule your showing today!

Built in 1990

#### **Essential Information**

MLS® #	A2203659
Price	\$668,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,411
Acres	0.07
Year Built	1990
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	213 28 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached

#### # of Garages

2

#### Interior

Interior Features	Central Vacuum, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood,
	Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

# **Additional Information**

Date Listed	March 19th, 2025
Days on Market	14
Zoning	R-CG

# **Listing Details**

Listing Office Grand Realty

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