

# \$525,000 - #2, 221 17 Avenue Ne, Calgary

MLS® #A2223976

**\$525,000**

2 Bedroom, 4.00 Bathroom, 1,360 sqft  
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

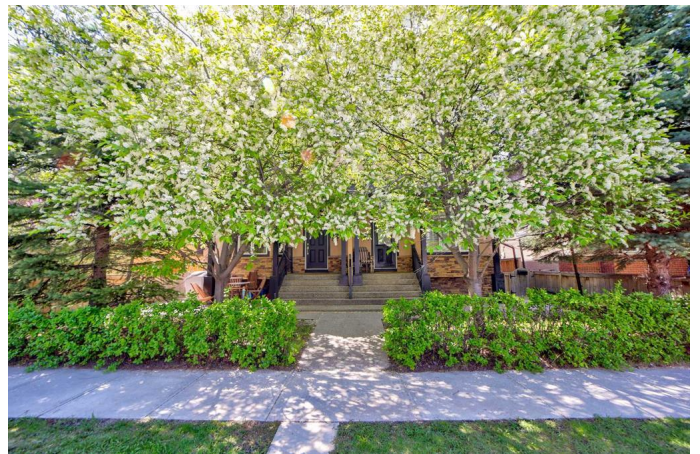
LOCATION, LOCATION, LOCATION!

Welcome to this beautifully appointed 2-storey home offering 1,360 sq.ft. of refined living space in the highly desirable community of Tuxedo Park. Perfectly situated just minutes from downtown and within walking distance to shopping, grocery store (Safeway with a Starbucks) dining, bus stops and the iconic local spots like Peters's™ Drive-In, this property offers the best of urban living in a quiet, established neighborhood.

Step inside to discover a modern open-concept layout with 9-foot ceilings on the main floor. Rich dark hardwood flooring and ceramic tile flow throughout the spacious living and dining areas. The gourmet kitchen boasts raised granite countertops, stainless steel appliances, a large pantry, and a generous island perfect for entertaining.

A built-in entertainment unit surrounds a cozy gas fireplace with natural lighting – ideal for relaxing or hosting guests.

Upstairs, you'll find two spacious bedrooms, each with walk-in closets and private ensuite bathrooms. The primary suite includes a charming bay window, a luxurious soaker tub, and a separate stand-up shower. For added convenience, the upper floor also features a stacked washer and dryer in the laundry area.



The fully developed basement offers even more living space with a large open-concept living area, a 3-piece bathroom, and ample storage.

Additional features include: Air conditioning for year-round comfort, Detached single garage just steps from your entrance, Built-in computer desk/workspace on the main floor

With Safeway, Co-Op, popular eateries, and public transit nearby, this home blends comfort, style, and unbeatable convenience.

Don't miss this incredible opportunity to own in one of Calgary's most vibrant communities!

Built in 2007

### **Essential Information**

MLS® #	A2223976
Price	\$525,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,360
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	#2, 221 17 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 1L9

### Amenities

Amenities	None
Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	100
Zoning	M-C2

### Listing Details

Listing Office	Onyx Realty Ltd.
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