



## 780-978-5674 joshuaboyne@hotmail.com

## 112, 133 23 Avenue NE Calgary, Alberta

## MLS # A2209054



## \$555,000

	Division:	Tuxedo Park Residential/Five Plus 3 (or more) Storey		
	Туре:			
	Style:			
	Size:	1,432 sq.ft.	Age:	2016 (9 yrs old)
	Beds:	2	Baths:	2 full / 2 half
	Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
	Lot Size:	-		
	Lot Feat:	Underground Sprinklers		
ced Air		Water:	-	
pet, Laminate, Tile		Sewer:	-	
halt Shingle		Condo Fee:	\$ 330	
е		LLD:	-	
ссо		Zoning:	M-C1	
ured Concrete		Utilities:	-	
Animal Home, No Smoking Home, Open Flo	oorplan, Pantry			

Inclusions: None

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

Features:

This chic corner unit inner-city townhouse has been meticulously crafted with your lifestyle in mind. The main level features a generously sized living room, a kitchen adorned with sleek stainless steel appliances and elegant quartz countertops, and a dining area that seamlessly connects to your balcony with a convenient gas BBQ hook-up. Ascending to the upper level, you'll discover two spacious bedrooms, each boasting its own en-suite bathroom—perfect for families and roommates alike. A dedicated laundry room equipped with a full-size washer and dryer completes this level, adding to the everyday convenience. The lower level offers even more versatility with a bonus room featuring a separate entrance from the courtyard and a convenient 2-piece bathroom. Whether you envision it as a home office, a personal gym, or an additional living space, the possibilities are boundless. Additional features include an attached garage for secure parking, central A/C, a water softener, recently replaced water tank, and a refurbished furnace motor, offering both comfort and peace of mind.