

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

MLS® #A2258616

\$600,000

3 Bedroom, 4.00 Bathroom, 1,263 sqft
Residential on 0.00 Acres

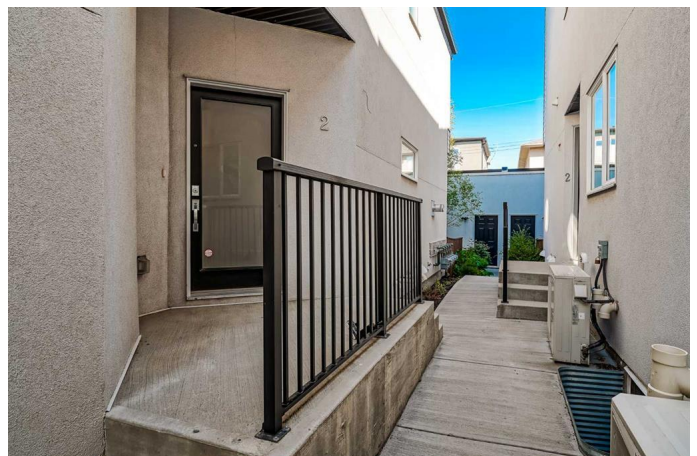
Tuxedo Park, Calgary, Alberta

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.

Built in 2017

Essential Information

MLS® #	A2258616
Price	\$600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 136 22 Avenue Ne
Community	Tuxedo Park
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T3

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	21
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
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