



\$ 250,000.00

## 2 119 22 AVENUE NE CALGARY

<https://paulbrinton.com>

Located in an awesome CENTRAL LOCATION, close to shopping, transit, a quick drive to downtown Calgary, plus so many other great amenities! Step inside to find durable LAMINATE flooring throughout, keeping everything easy to clean and feeling open and airy. Upstairs has a massive Living area with NEW sliding glass...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1160883

**Type:** Row/Townhouse

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-11-23 17:43:23

**Bathrooms:** 2

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 1972

**Parking:** Alley Access, Assigned, Off Street, Stall

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Snow Removal,Storage

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane,Back Yard,City Lot,Front Yard,Rectangular Lot

**Heating Type:** Forced Air

**Flooring:** Laminate,Linoleum

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Open Floorplan,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Bi-Level



**Laundry features:** Laundry Room, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 3

**Unit Number:** 2

**Suite:** No

**Frontage Metres:** 15.23M 50`0"

**Living Area SF:** 548.00

**Structure Type:** Four Plex

**Zoning:** M-C1

**List Price Square Foot:** \$ 456.20

**Photo Count:** 29

**Unit Exposure:** S

**Construction Materials:** Brick,Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings

**Subdivision Name:** Tuxedo Park

**Restrictions:** None Known

