



\$ 339,900.00

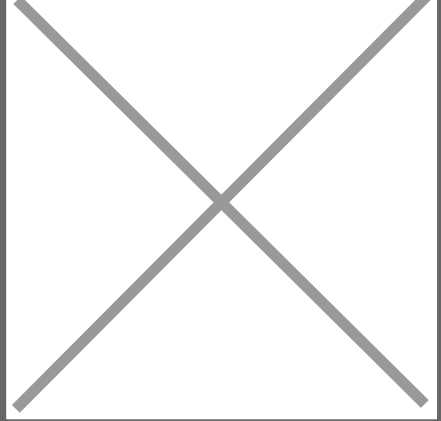
## 2 260 18 AVENUE NE CALGARY

<https://paulbrinton.com>

Executive lifestyle, 30+ adult living, self-managed 4-plex townhouse in the sought after inner city community of Tuxedo Park. This well positioned unit is situated at the back of the complex and boasts just over a "total" of 1,200 square feet. Optimal privacy and even features your own personal outdoor courtyard...

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

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1151454

**Type:** Row/Townhouse

**Date added:** 10/10/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-11-05 06:42:27

**Bathrooms:** 2

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 2002

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Laundry

**Community Features:** Park,Schools  
Nearby,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Lane

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** Courtyard

**District:** CAL Zone CC

**Interior Features:** Breakfast Bar,Closet  
Organizers,Master Downstairs,No Smoking  
Home,Pantry

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Bi-Level



**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 2

**Suite:** No

**Appliances:** Built-In

Refrigerator, Dishwasher, Dryer, Electric  
Stove, Microwave, Washer, Window Coverings

**Subdivision Name:** Tuxedo Park

**Restrictions:** See Remarks

**Zoning:** M-CG d72

**List Price Square Foot:** \$ 519.67

**Photo Count:** 35

**Unit Exposure:** N

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 654.07

**Structure Type:** Four Plex

