

$ 825,000.00

# 2212 1 STREET NW CALGARY

https://paulbrinton.com

- 5 beds
- 4 baths
- Semi Detached
- Residential
- Active

Find amazing opportunities in Tuxedo Park! This fabulous 5 bed 3.5 bath home has everything you need to live your best life! With a professionally developed LEGAL basement suite this home has the perfect mortgage helper already built in! Live up and rent down or rent out the whole home...

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1152683

**Type:** Semi Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 10:32:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/16/21

**Two Piece Bath:** 1

**Lot size:** 5500 sq ft

**Year built:** 2021

**Parking:** Alley Access, Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Electric,Gas

**Exterior Features:** Private Entrance,Private Yard

**District:** CAL Zone CC

**Inclusions:** None

**Total Parking:** 2

**Flooring:** Carpet,See Remarks,Tile,Vinyl

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters

**Lot Features:** Back Lane,Back Yard,Landscaped,Level,Rectangular Lot

**Roof Type:** Asphalt Shingle

**Heating Type:** High Efficiency,Forced Air,Natural Gas,See Remarks

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry

**Levels:** Two

**Laundry features:** In Basement, Laundry Room, Main Level, Multiple Locations

**Zoning:** M-C1

**Transaction Type:** For Sale

**List Price Square Foot:** $ 457.06

**Photo Count:** 48

**Rooms Above Grade:** 6

**Unit Exposure:** W

**Construction Materials:** Stone,Stucco,Wood Frame

**Suite:** Suite - Legal

**Foundation:** Poured Concrete

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

**Appliances:** Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Window Coverings

**Living Area SF:** 1805.00

**Subdivision Name:** Tuxedo Park

**Structure Type:** Duplex

**Lot Size Acres:** 0.13

**Restrictions:** None Known