



\$ 825,000.00

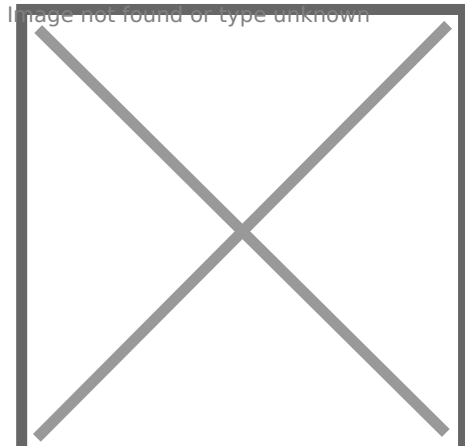
## 2212 1 STREET NW CALGARY

<https://paulbrinton.com>

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...

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

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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

