



\$ 729,900.00

256 22 AVENUE NW CALGARY

<https://paulbrinton.com>

ONE OF A KIND! This Custom designed home on the west side of Tuxedo must be seen to be appreciated. It has over 1900 square feet above grade, 3 large bedrooms, 3.5 bathrooms, a finished basement, and a double detached garage. With an open floor plan and an abundance of...

- 3 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 5 Level Split

MLS ® #: A1156108

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-30 17:53:14

Bathrooms: 4

Bedrooms Above Grade: 2

Date added: 11/19/21

Two Piece Bath: 1

Lot size: 2982 sq ft

Year built: 1987

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Wood Burning

Exterior Features:

Awning(s),Courtyard,Dog Run,Fire Pit,Gas Grill,Private Entrance,Private Yard

District: CAL Zone CC

Inclusions: BBQ, Fire Table, Cantilever Umbrella

Total Parking: 2

Flooring: Carpet,Ceramic Tile,Hardwood

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

Fencing: Fenced

Cooling: Central Air

Interior Features: Closet

Organizers,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Walk-In Closet(s)



Lot Features: Back Lane,Back Yard,Dog Run **Roof Type:** Asphalt Shingle
Fenced In,Low Maintenance Landscape,Many
Trees,Private,Rectangular Lot

Heating Type: Forced Air

PROPERTY INFORMATION

Basement: Full, Partially Finished

Laundry features: Main Level

Transaction Type: For Sale

Photo Count: 48

Construction Materials: Stone,Stucco

Foundation: Poured Concrete

Appliances: Central Air
Conditioner,Dishwasher,Dryer,Electric
Stove,Garage Control(s),Microwave Hood
Fan,Washer,Water Softener,Window
Coverings

Subdivision Name: Tuxedo Park

Lot Size Acres: 0.07

Levels: 5 Level Split

Zoning: R-C2

List Price Square Foot: \$ 374.56

Rooms Above Grade: 7

Suite: No

Frontage Metres: 7.60M 24`11"

Living Area SF: 1948.69

Structure Type: House

Restrictions: None Known

