



\$ 799,900.00

## 257 22 AVENUE NW CALGARY

<https://paulbrinton.com>

Want the inner city lifestyle without the cookie cutter home? Do you crave a large SOUTH backyard for summer nights? Wish you could have an O/S DBL GARAGE to accommodate 2 vehicles + your workshop? Look no further, as this NW CORNER LOT home will check off all your boxes....

- 2 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 1 and Half Storey

**MLS ® #:** A1142132

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-16 21:00:31

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 08/27/21

**Lot size:** 7395 sq ft

**Year built:** 1912

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Gas

**Exterior Features:** Fire Pit,Garden,Private Yard

**District:** CAL Zone CC

**Interior Features:** Beamed Ceilings,Built-in Features,Granite Counters,Vaulted Ceiling(s)

**Roof Type:** Asphalt

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Laminate,Stone

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

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Triangular Lot,Corner Lot,Fruit Trees/Shrub(s),Gazebo,Many Trees

**Heating Type:** Forced Air

## PROPERTY INFORMATION



**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 60M 196`10"

**Living Area SF:** 2390.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 343.10

**Photo Count:** 31

**Construction Materials:**

Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Garage

Control(s),Gas

Stove,Refrigerator,Washer/Dryer,Window Coverings

**Subdivision Name:** Tuxedo Park

**Lot Size Acres:** 0.17

