



\$ 1,200,000.00

259 22 AVENUE NE CALGARY

<https://paulbrinton.com>

The inner-city life is easy; in this impressive, thoughtfully designed, contemporary residence just minutes from downtown. Over 4500 developed square feet! The floor plan encompasses five spacious bedrooms, five luxurious (full) bathrooms, double balconies, a private office, and a sleek and stylish kitchen that flows past the glass wine cellar...

- 5 beds
- 5 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1142905

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-25 11:10:15

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 09/10/21

Lot size: 5468 sq ft

Year built: 2019

Parking: Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Triple Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Gas

Exterior Features:

Awning(s),Lighting,Private Yard,Rain Gutters

District: CAL Zone CC

Total Parking: 3

Flooring: Carpet,Hardwood,Tile

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

Fencing: Fenced

Cooling: None



Interior Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Roof Type: Asphalt Shingle

Lot Features: Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level, Rectangular Lot

Heating Type: Central, High Efficiency, In Floor, Forced Air, Natural Gas, Zoned

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Electric Dryer Hookup, Laundry Room, Sink, Upper Level, Washer Hookup

Transaction Type: For Sale

Photo Count: 19

Construction Materials: Stucco, Wood Frame

Foundation: Poured Concrete

Appliances: Built-In Refrigerator, Dishwasher, Electric Oven, Garburator, Gas Range, Microwave, Range Hood

Subdivision Name: Tuxedo Park

Lot Size Acres: 0.13

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 380.31

Rooms Above Grade: 8

Suite: No

Frontage Metres: 13.28M 43`7"

Living Area SF: 3155.35

Structure Type: House

Restrictions: None Known

