\$600,000 - 2, 136 22 Avenue Ne, Calgary

MLS® #A2258616

\$600,000

3 Bedroom, 4.00 Bathroom, 1,263 sqft Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

This 2-storey townhome combines modern design with everyday practicalityâ€"3 bedrooms, 3.5 bathrooms, a finished basement, private garage and fenced yard. The main level has a clean, open aesthetic: engineered flooring, a gas fireplace with built-ins, and a kitchen that balances polish with functionâ€"quartz counters, stainless appliances, corner pantry, and an island with seating. Upstairs, both bedrooms feature their own ensuite, including a vaulted primary with walk-in closet and 5-piece bath. The basement extends your living space with a rec room, guest bedroom, full bath and storage. Outside, the small fenced yard works as a versatile blank canvasâ€"easy-care greenery you can shape into a garden, play space, or patio. Set in Tuxedo, just one block off Centre Street, you're in the heart of the inner city with cafés, restaurants, and transit at your doorstepâ€"yet still tucked on a quieter street. A turn-key home with thoughtful finishes and low-maintenance appeal.



Essential Information

MLS® # A2258616 Price \$600,000

Bedrooms 3
Bathrooms 4.00

Full Baths 3







Half Baths 1

Square Footage 1,263
Acres 0.00

Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 2, 136 22 Avenue Ne

Subdivision Tuxedo Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 1T3

Amenities

Amenities None

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025

Days on Market 34

Zoning M-C1

Listing Details

Listing Office eXp Realty

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