

\$659,900 - 1, 134 22 Avenue Ne, Calgary

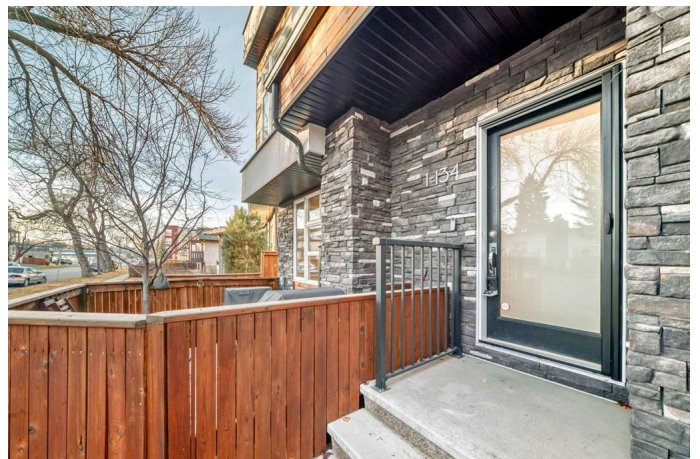
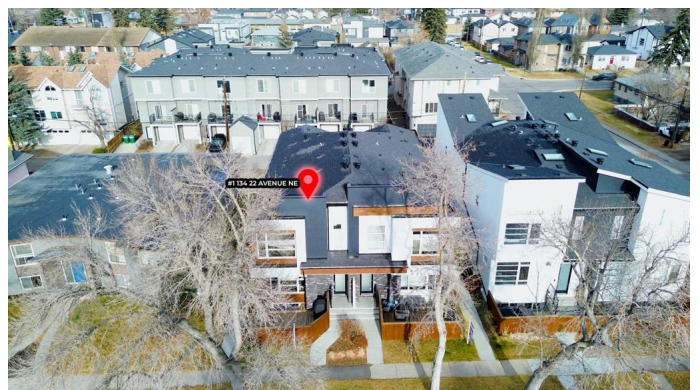
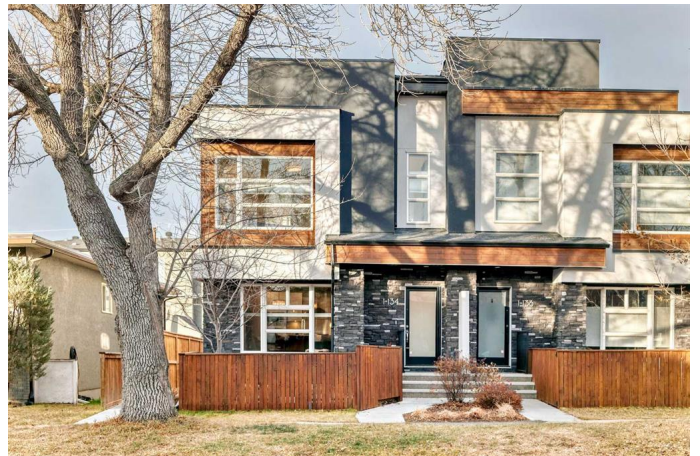
MLS® #A2268770

\$659,900

3 Bedroom, 4.00 Bathroom, 1,297 sqft
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Open House! Saturday, November 15th, 2025, from 1:00 PM to 4:30 PM. Modern urban living in desirable Tuxedo Park – Welcome home to 1, 134 22 Ave NE! This 3-bedroom, 4-bathroom townhome is perfect for professionals, families, and pet owners, offering a private garage, fully fenced patio area, and 3 levels of thoughtfully designed living space. Showcasing high-end custom finishings & built-ins, including cozy gas fireplace, the main level is bright and open with beautiful hardwood flooring throughout. The gourmet kitchen features stainless steel appliances, custom cabinetry, quartz countertops, walk-in pantry & casual counter seating – perfect for everyday living & entertaining! Spacious living & dining areas and 2-piece bath complete the main level. Upstairs you will find 2 generously sized bedrooms including the primary bedroom with luxurious 5-piece ensuite bath and walk in closet with high-end custom built-ins. The second bedroom also features a 4-piece ensuite bath. Convenient upper level laundry makes laundry day easy! Downstairs, you will find the fully finished basement complete with recreation space, the 3rd bedroom, 4-piece bathroom, and a utility/storage space. Outdoors you will enjoy the quiet, tree-lined street, single detached garage and ample on-street parking. With a prime central location it's a walker's paradise – just steps from Rosso's coffee, Lina's Italian Market, Safeway and Coop, with easy access to an off-leash



dog park and Confederation Park. Enjoy seamless connectivity to public transport, including the Max Green line, and major thoroughfares including Deerfoot Tr and 16 Ave, placing downtown and the airport within a 15-minute drive. This modern inner city townhome has everything you need and more

â€“ Book your viewing today!

Built in 2017

Essential Information

MLS® #	A2268770
Price	\$659,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,297
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 134 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 Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound

Appliances Built-In Gas Range, Central Air Conditioner, Dishwasher, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed November 13th, 2025

Days on Market 1

Zoning M-C1

Listing Details

Listing Office RE/MAX First

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