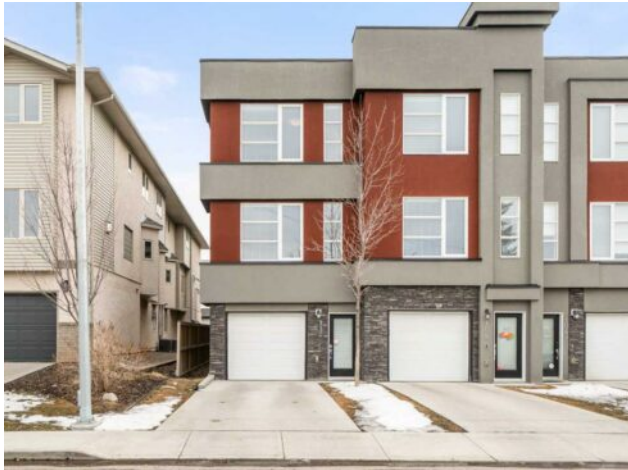


**112, 133 23 Avenue NE
Calgary, Alberta**

MLS # A2209054



\$565,000

Division:	Tuxedo Park		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,432 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

This chic corner unit inner-city townhouse has been meticulously crafted with your lifestyle in mind. The main level features a generously sized living room, a kitchen adorned with sleek stainless steel appliances and elegant quartz countertops, and a dining area that seamlessly connects to your balcony with a convenient gas BBQ hook-up. Ascending to the upper level, you'll discover two spacious bedrooms, each boasting its own en-suite bathroom—perfect for families and roommates alike. A dedicated laundry room equipped with a full-size washer and dryer completes this level, adding to the everyday convenience. The lower level offers even more versatility with a bonus room featuring a separate entrance from the courtyard and a convenient 2-piece bathroom. Whether you envision it as a home office, a personal gym, or an additional living space, the possibilities are boundless. Additional features include an attached garage for secure parking, central A/C, a water softener, recently replaced water tank, and a refurbished furnace motor, offering both comfort and peace of mind.