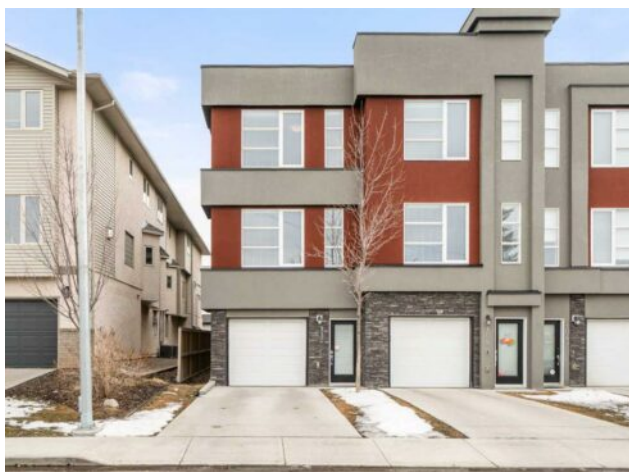


**112, 133 23 Avenue NE**  
**Calgary, Alberta**

**MLS # A2209054**



**\$565,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.