

# \$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

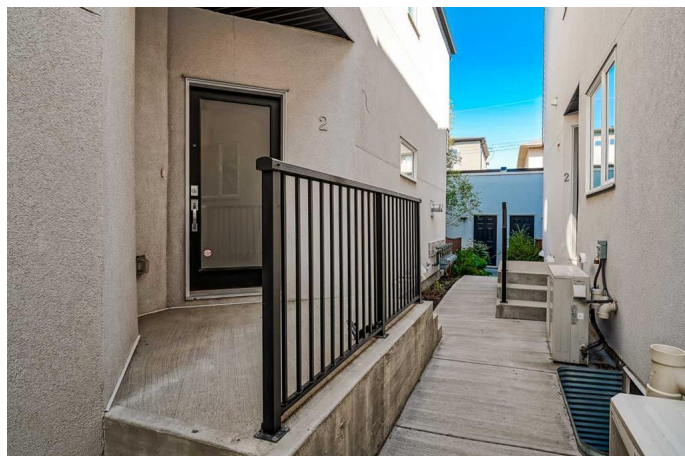
Tuxedo Park, Calgary, Alberta

This 2-storey townhome combines modern design with everyday practicality—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 function—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 canvas—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 caf s, restaurants, and transit at your doorstep—yet still tucked on a quieter street. A turn-key home with thoughtful finishes and low-maintenance appeal.

Built in 2017

## 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 | 39                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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