

# \$759,900 - 242 17 Avenue Ne, Calgary

MLS® #A2214125

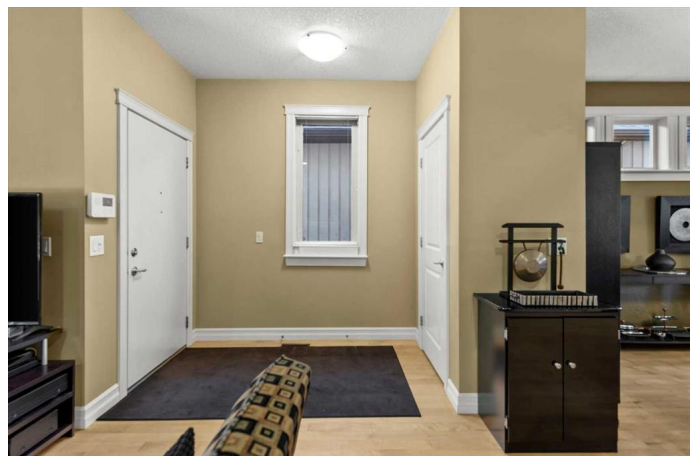
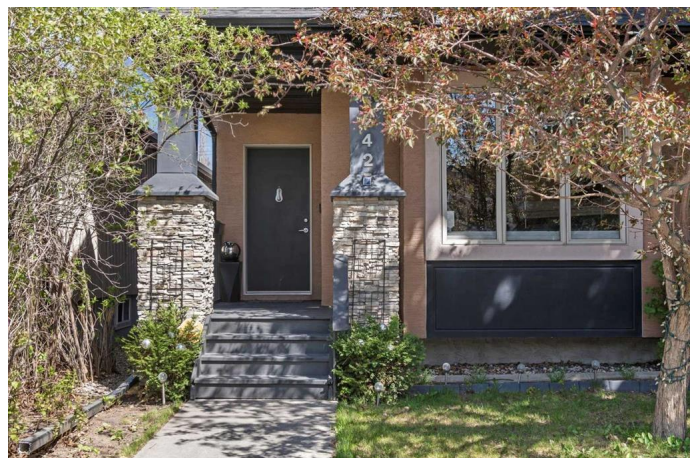
**\$759,900**

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Have you been searching for an inner-city infill but thinking you might be priced out of the market? What about being less than 10 minutes to downtown proper, with easy access to the Deerfoot and airport? Well, here is your opportunity to achieve that goal! Located in the fast-developing community of Tuxedo, this home has been owned since brand new by 1 owner and while there are oodles of cherished memories that have been made here – it is time for someone else to make memories. Might I suggest you start by having your housewarming party in the downstairs disco? Yes, you read that right. The front covered patio and 125 lot depth mean there are no shortages of how to decorate for holidays or to enjoy summer entertaining. The main floor is well laid out starting with the living room that has a corner gas fireplace and built ins. The dining room has room for not only a large table, but set up a bar, and utilize the built ins to store stemware, games and all the dinner party pieces. Overlooking the yard, the kitchen has double sinks in front of the window allowing for easy monitoring if you want to kick the kids outside. Add to that a breakfast nook, plenty of granite counter space with eat up 2 tier island, lots of storage, pantry, newer range and microwave hood fan (2020) – you can have all your needs met here. This leads out to the yard, where there are multiple entertaining spots, and access to your detached double garage. Upstairs, convenient laundry separates the two additional bedrooms



and 4-piece bathroom from the owners retreat and basks in natural light from the first skylight. The primary bedroom has a large footprint with not only room for your bedroom furniture, but a sitting area and dual closets. The ensuite is earthy and provides additional natural light from the second sky light. The soaker tub is framed with slate tile and can play host to many a plant “ making you feel like you are soaking in the woods. This area also offers a stand-up shower, and large vanity. The lower level is currently a whimsical moment, as this space was curated to be a disco, and has been the scene of many a dance party as the sellers personal Studio 54. The bathroom on this level was a custom add on in 2017. This house is move in ready and with some of your own modernizing touches “ you can enjoy living here for 20 years like the current seller. The shingles were replaced on both the house and garage in 2020. This home could be yours and if you can’t make it to our open houses this weekend, call your trusted agent and book a showing before She Gon’t.

Built in 2004

**Essential Information**

MLS® #	A2214125
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	242 17 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1L8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Alley Access, Enclosed
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Level, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	20
Zoning	R-CG

## Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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