

\$575,000 - 1, 219 17 Avenue Ne, Calgary

MLS® #A2270592

\$575,000

3 Bedroom, 4.00 Bathroom, 1,268 sqft
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

*** For more information, photos, a 360 tour and community information, click the links below*** Welcome to this updated semi-detached, front facing home in Tuxedo Park. It has three bedrooms, three and a half baths, and just over 1,260 square feet above grade, with a layout that feels easy to live in and easy to maintain. The owners have taken care of the big items. The water heater was replaced in 2021. The garage roof shingles and attic insulation were done the same year. Triple-pane windows were installed on the top floor in 2022. The furnace was inspected in 2024, with another inspection already booked for 2025. Even the main water shutoff valve was replaced. You get the benefit of these upgrades without lifting a finger. Inside, the home has a clean, modern feel. The kitchen has granite counters, white cabinets, a subway tile backsplash, and a garburator. The bathrooms have been refreshed, including new flooring and fixtures in the ensuite and half bath, and updated flooring in the main bath. The skylight glass in the main bath was replaced in 2022. Luxury vinyl plank runs through the home, with newer carpet on the stairs and a full interior repaint completed a few years ago. The primary bedroom has custom closet work and a built-in nook with drawers. Plantation blinds tie everything together. Downstairs, the basement has electric heaters for added comfort, and the washer and dryer were replaced in 2022. Tuxedo Park is one of those inner-city spots



that keeps life simple. You’re close to downtown, major roads like Centre Street and Edmonton Trail, and quick routes to the airport. The area has local coffee shops, parks, restaurants, and easy transit access. Schools and everyday amenities are all close by, so running errands doesn’t turn into a trek. This home has been cared for from top to bottom. If you want a move-in ready place in a central neighbourhood, this one is worth a look.

Built in 2005

Essential Information

MLS® #	A2270592
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 219 17 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1L9

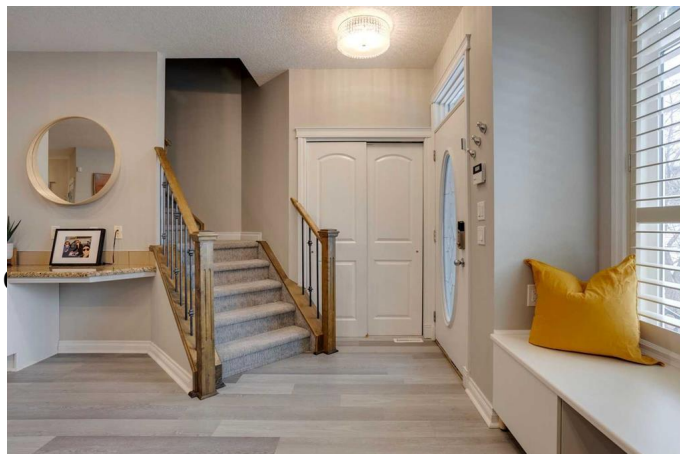
Amenities

Amenities	None
Parking Spaces	1

Parking Alley Access, Garage Faces
of Garages 1

Interior

Interior Features Granite Counters
Appliances Dishwasher, Dryer, Range Hood
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Other, See Remarks
Has Basement Yes
Basement Full



Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Landscaped, Level, Street Lighting
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 19th, 2025
Zoning M-C2

Listing Details

Listing Office eXp Realty

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