

# \$879,000 - 111 28 Avenue Ne, Calgary

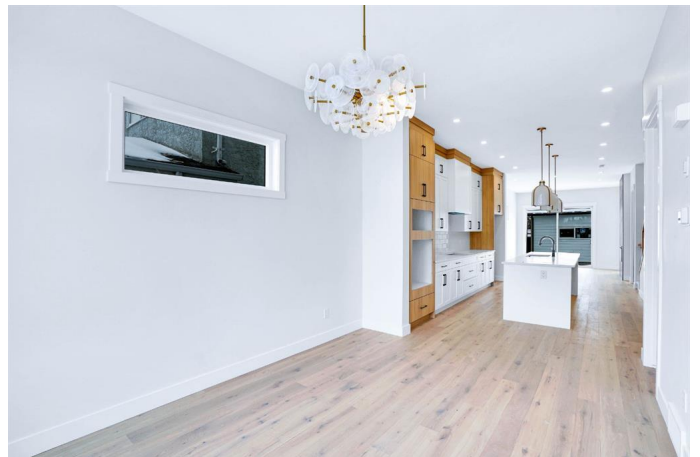
MLS® #A2194703

**\$879,000**

4 Bedroom, 4.00 Bathroom, 1,841 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this beautifully designed 2-storey detached home, perfectly situated in the vibrant community of Tuxedo Park. This home offers a harmonious blend of modern sophistication and cozy charm, making it an ideal haven for families and professionals alike. Key Features: Spacious & Bright: Enter through the inviting foyer to discover an open concept living space characterized by high ceilings and abundant natural light. The thoughtful layout creates a seamless flow between the living, dining, and kitchen areas—perfect for entertaining! Chef's Delight Kitchen: The stylish kitchen boasts built-in features, sleek cabinetry, and top-of-the-line stainless steel appliances. Whether you're hosting dinner parties or enjoying quiet family meals, this kitchen will inspire your culinary adventures. Luxurious Upper Level: Upstairs, you'll find three spacious bedrooms, including a stunning master suite that offers a lavish 5-piece ensuite and a generous walk-in closet. Two additional well-appointed bedrooms share a modern 4-piece bath, ensuring comfort for the whole family. Convenient Upper Laundry: No more hauling laundry up and down stairs! The dedicated laundry room is conveniently located on the upper level for ultimate ease. Versatile Basement: The basement is designed for flexibility, featuring one bedroom and a full washroom, ideal for guests or as a private home office. Imagine transforming this space into a cozy rec room for family game nights or



movie marathons! Outdoor Oasis: Step outside to your double detached garage and an easily maintainable yard, perfect for summer BBQs or relaxing evenings under the stars. This infill home is not just a property; itâ€™s a lifestyle. Enjoy the vibrant community, with parks, schools, and shopping just moments away. Donâ€™t miss your chance to own this stunning urban retreat in Tuxedo Park! Schedule your private showing today!

Built in 2024

### Essential Information

MLS® #	A2194703
Price	\$879,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	111 28 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2e2a9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### **Interior**

Interior Features Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Data, Recessed Lighting

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Private Yard, Private Entrance

Lot Description Back Lane, Back Yard, Private, Rectangular Lot, Street Lighting, Corner Lot

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Composite Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 18th, 2025

Days on Market 45

Zoning R-CG

### **Listing Details**

Listing Office PREP Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.