

# \$849,800 - 2208 1 Street Nw, Calgary

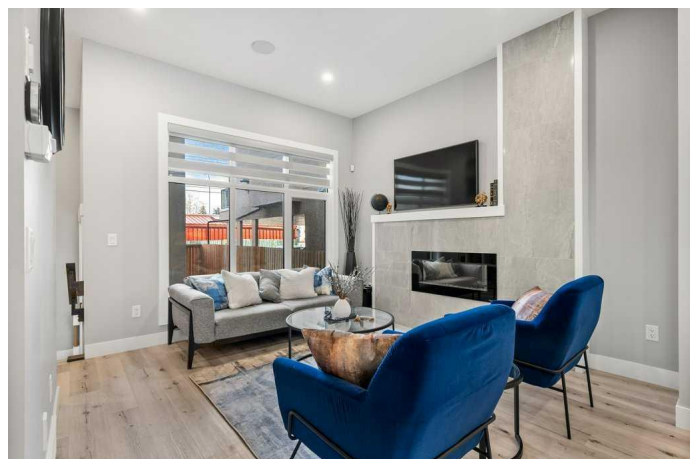
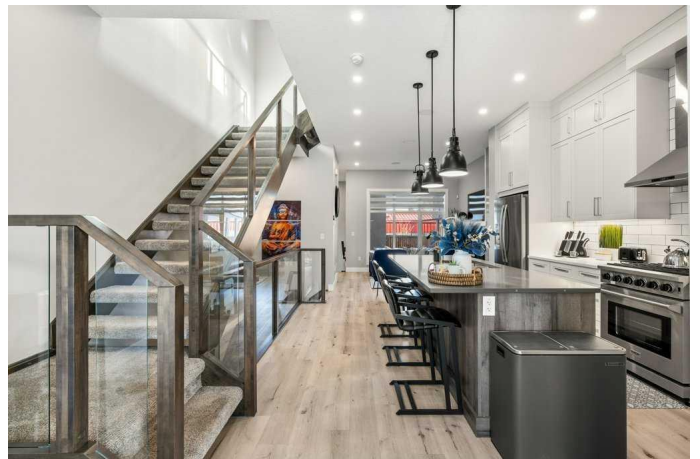
MLS® #A2186849

**\$849,800**

4 Bedroom, 5.00 Bathroom, 1,979 sqft  
Residential on 0.06 Acres

Tuxedo Park, Calgary, Alberta

Step into luxury, location and a plan perfect for today's modern family or professional. 4 bedrooms, 4.5 bathrooms, an upper bonus room, 2 en-suite baths and over 2,600 square feet of impressive developed space. The open design main floor presents a new front door, a large dining area, 10' ceilings, 8' doors with vinyl plank and tile running throughout. A central entertainment style kitchen boasts an oversized island, quartz counters, a gas stove, French door fridge, chimney hood fan, tiled backsplash, pantry closet, soft close mechanics with dove tail drawer inlay, pendant and pot lighting. Relax in your rear lifestyle room complete with a fireplace, in-ceiling speakers and access to the back 2-piece bath, family size mudroom with access to the fully fenced and landscaped yard with a concrete pad, BBQ gas line or to your heated and attached double garage. Open stair risers take you to the upper plan, which is developed over your attached garage and is massive with ultimate possibilities for all. Beginning with 9' ceilings and 8' doors a center bonus room, and 2 bedrooms each offering walk in closets, custom millwork and en-suite baths as well as a 3rd full bathroom and a 3rd side bedroom, a convenient upper laundry room with a plethora of storage, a wash basin and quartz counters. The front primary bedroom is home to a walk-in closet, heated en-suite floors, a stand-alone tub, his and her sinks, water closet, plenty of storage drawers and 10 mil glass enclosed steam shower. The rear



bedroom also offers a walk-in closet and 4 piece tiled en-suite bath. The finished lower level has 9' ceilings with 8' doors and room for all the with a 4th bedroom, another full bath with a walk-in glass shower, a perfectly placed wet-bar, brilliant wine room, more storage, roughed in, in floor heating & a large media area. All this in a quiet location, with the plan, design, upgrades and showcased in pristine condition, it is sure to impress!

Built in 2019

### Essential Information

MLS® #	A2186849
Price	\$849,800
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,979
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2208 1 Street Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2T6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Bar, Closet Organizers, Vinyl Windows, Quartz Counters

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Stove

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room, Tile

Has Basement Yes

Basement Full, Finished

### Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot, Lawn, Landscaped, Level

Roof Asphalt Shingle

Construction Cement Fiber Board, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed January 24th, 2025

Days on Market 70

Zoning M-C1

### Listing Details

Listing Office RE/MAX First

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