11 113 22 Avenue NE

Calgary | Active | MLS® A2343831

$290,000





Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1982**	**1,008 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Fantastic inner city living in the sought after community of Tuxedo Park! This bright and spacious two storey, two bedroom end-unit townhome in Balmoral Place offers heated underground parking and two private balconies. Countertops in the kitchen and bathroom, and large newer windows. The main level features an open-concept layout filled with natural light, while upstairs you'll find a generous primary bedroom with a large closet, a comfortable second bedroom, convenient in-suite laundry, and a four piece bathroom. Condo fees include heat, water, sewer, landscaping, and snow removal you only pay electricity! This pet-friendly, professionally managed 13-unit complex is within walking distance of Centre Street, transit, parks, schools, and popular neighbourhood favourites including Scopa and Lina's Italian Market. Book your showing today! Pets with board approval.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343831
Bedrooms	2
Bathrooms	1
Year Built	1982
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,008 sq. ft.
Main Level Finished Area:	485.79 sq. ft.
Upper Level Finished Area:	523.14 sq. ft.
Condo Fee:	$670.26

Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1982 (Age: 44)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8310854
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0

Garage:	No
Garage Spaces:	1
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Tuxedo Park
Amenities:	Visitor Parking
Appliances:	See Remarks
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 9'5" × 8'1" ·
Main Floor	Dining Room · 13' × 10' ·
2nd Floor	Bedroom - Primary · 13'10" × 12'8" ·
2nd Floor	Living Room · 13'10" × 13'10" ·
3rd Floor	Bedroom · 13'10" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)

Lot Features:	Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-113-22-avenue-ne-calgary-a2343831/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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