249 18 Avenue NE

Calgary | Active | MLS® A2321138

$902,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2011**	**1,960 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by ComFree

A closer look

Welcome to the popular community of Tuxedo Park. Known for its charming tree lined streets. Ideally located 10 min to downtown Calgary, 15 min to Calgary airport and minutes to Deerfoot trail. Two blocks walking distance are 2 major grocery stores. This home built in 2011 has 4 bedrooms, 3 full bathrooms 1 half bathroom has been very well maintained. This thoughtfully designed open concept main floor plan is both functional and great for entertaining. The owner has made many upgrades including kitchen cabinets, appliances including a Kitchen Aide gas stove, dishwasher is one year old. Basement has been completely renovated with new carpet, paint, furnace is 6 six years old. The water system in this home is ON DEMAND system. Backyard faces south has a patio, barbecue, 2 car detached garage.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2321138
Bedrooms	4
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,960 sq. ft.
Lot Area:	3,125 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1

Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	0
Plan:	1213509
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached

Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	Wine Fridge
Restrictions:	None Known
Upper Level	Bedroom · 14' × 13' ·
Upper Level	Bedroom · 10'6" × 10' ·
Upper Level	Bedroom · 10'6" × 10' ·
Basement	Bedroom · 11'6" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Sidewalks
Interior Features:	Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home
Exterior Features:	Barbecue, Fire Pit, Private Yard
Patio And Porch Features:	None
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/249-18-avenue-ne-calgary-a2321138/

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