9 113 22 Avenue NE

Calgary | Active | MLS® A2358126

$339,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1982**	**1,028.06 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Welcome to Tuxedo Park: this Balmoral, delightful, updated 3-storey townhome, nestled in the heart of the highly coveted Tuxedo Park community. Offering over 1,000 sq. ft. of well-designed living space, this property features 3 spacious bedrooms, 1 full bath, and the added convenience of an assigned underground parking stall. Step inside and be greeted by a bright and inviting main floor, where a generously sized family room boasts large windows that flood the space with natural sunlight. The contemporary kitchen is equipped with sleek white cabinetry, modern stainless-steel appliances, and ample storage. The upper levels are home to three generously proportioned bedrooms and a full 4-piece bathroom, providing comfort and privacy for all members of the household. This townhome's location is truly unbeatable. Situated close to schools, parks, playgrounds, popular restaurants, and shopping, it offers unparalleled convenience. Plus, with quick access to downtown, commuting is a breeze. Whether you're looking for a cozy home for yourself or a savvy investment opportunity, this property ticks all the boxes.
The house has a 95% chance of being rented out. Next to Lina's Italian market, the surrounding area is full of newly built upscale luxury residences, and the completion of the Green Line C train will greatly enhance its future appreciation potential. That's the perfect choice!
Don't miss out-schedule your private showing today and experience the charm of this exceptional townhome for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358126
Bedrooms	3
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:	3 (or more) Storey

Total Living Area:	1,028.06 sq. ft.
Main Level Finished Area:	330.62 sq. ft.
Upper Level Finished Area:	366.81 sq. ft.
Below Grade Finished Area:	330.62 sq. ft.
Condo Fee:	$704.61
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Water
Front Exposure:	East
Unit Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1982 (Age: 44)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8310854
Heating:	Baseboard
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Tuxedo Park
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Living Room · 15'7" × 13'6" ·
Main Floor	Kitchen · 10' × 6'10" ·
2nd Floor	Bedroom - Primary · 13'6" × 8'8" ·
2nd Floor	Laundry · 5'2" × 3'7" ·
3rd Floor	Bedroom · 12'6" × 11' ·

3rd Floor	Bedroom · 13'7" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby
Interior Features:	Ceiling Fan(s), No Smoking Home
Exterior Features:	Dock
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Nov 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-113-22-avenue-ne-calgary-a2358126/

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