



Calgary-A-Tuxedo  
211 32 Avenue NW

LP \$ 729,900  
MLS #: C3615603

Status: **Active** Type: Residential Attached  
 DOM: 0 Style: 2 Storey  
 Rms Abv Gd: 6 Year Built: 2006  
 Bedrms: Above: 3/Ttl: 4 Basement: Full  
 Full/Half Baths: 3/1 Bsmnt Dev: Fully Finished  
 Tot Flr SqFt: 2102.21 Total Sq M: 195.3

Situated in the sought after, inner city community of Tuxedo, this custom built, beautifully crafted 2-storey offers over 3,000 sq. ft. of total living quarters. Skillfully designed, bright & open layout with high-quality finishings throughout. Main level offers a heated floor entrance, hardwood floors, large den, gourmet kitchen featuring granite counters, modern custom cabinetry, oversized island, breakfast bar, high-end stainless appliances, wine fridge & walk-in pantry. You will love the cozy & elegant living room with a granite fireplace, oversized windows, pot lighting & brilliant built-ins. Relax in the spacious Master retreat including a feature stone wall, 5-pc ensuite with heated floors, his & her sinks & rainfall shower head. Two generous sized bedrooms that share a 4-pc ensuite round out the upper level. Lower level offers plenty of room for storage, wet bar, bedroom, 4-pc bathroom & family room. A landscaped & fenced yard, front porch and double detached garage complete this exquisite home!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:07/18/14 Neg	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: Seller	Main:	99.8	1074.25
Enst Baths:		0	0	1	1	0		Uppr:	95.5	1027.96
Addl Rms:	Finish Levels: 3						Garage Dim:	AbGd:	195.3	2102.21
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only				Elem Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>		Lowr:	98.8	1063.48
Fireplace:	Mantle, Tile Surround, See Remarks					Middle Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>		BIGd:	98.8	1063.48
Parking:	Double Garage Detached					High Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>		Total A.G:	195.3	2,102.21

Living Room:	4.6x4.6	M	Master Bdrm:	5.6x3.5	U
Dining Room:			Bedrm 2:	3.7x3.0	U
Kitchen:	4.0x3.7	M	Bedrm 3:	3.8x3.4	U
Family Room:	7.0x6.4	L	Bedrm 4:	3.8x3.4	L
Den:	5.0x3.7	M			

Bonus Room:

Flooring:	Hardwood, Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Composition	Remodel:	
Site Influen:	Fenced, Back Lane, Shopping Nearby	Features:	Ceiling 9 ft., Broadloom-Upgraded, Porch, Wet Bar, Fire Pit

Goods Incl: Refrigerator, Hood Fan, Dishwasher-Built-In, Garage Opener-2 Control, Window Coverings-All, Stove-Gas

Amenities:

Restrict: N-KNW  
Goods Excl:

Warranty: None  
Front Exposure:N

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	359.0	Lot Dimen:	
Frontage:	7.6	Lot Shape:	Rectangular
Depth:	47.1	Zoning:	R-C2
Conform:		Front Expos:	N
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,476 - 2013	Local Improve	