

2295 1 Street NE
Calgary, Alberta

MLS # A2320632



\$535,000

Division:	Tuxedo Park		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,698 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: A big cabinet in the rec room

This beautifully situated property offers an exceptional blend of urban convenience and community charm. Perfect for families, young professionals, or savvy investors, this home places you just minutes away from downtown Calgary while maintaining a peaceful, tree-lined residential atmosphere. Key Location Highlights: Top-Tier Education: Families will love the exceptional proximity to great schools. Walk the kids over to Balmoral School, Mount View School, or St. Paul Elementary. Renowned secondary options like Crescent Heights High School and James Fowler High School are also just minutes away. Parks & Recreation: Stay active and enjoy the outdoors with the fantastic Tuxedo Park Community Centre and Playground just blocks away (featuring a beautiful double zipline, outdoor skating rink, and sports fields). The expansive, scenic trails of Confederation Park are also just a short drive or bike ride from your front door. Unbeatable Accessibility: Enjoy seamless commuting with instant access to Centre Street, 16th Avenue (Trans-Canada Highway), and Edmonton Trail. You are surrounded by trendy local cafes, diverse dining options, and everyday amenities, all while staying just 3 km north of Downtown Calgary.