

223 24 Avenue NE  
Calgary, Alberta

MLS # A2225822



**\$899,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Tuxedo Park  |               |                  |
| <b>Type:</b>     | Residential/Duplex   |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                  |               |                  |
| <b>Size:</b>     | 1,950 sq.ft.   | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached   |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound |                   |      |
| <b>Inclusions:</b> | Garage shelving, house alarm, in-ceiling speakers, TV wall mounts in living room & family room   |                   |      |

\*OPEN HOUSE SATURDAY, JULY 12 1-4 PM \* SEE VIDEO \* Welcome to this beautifully crafted 4-bedroom, 3.5-bathroom two-storey home in the sought-after community of Tuxedo Park, offering nearly 2,800 sq ft of thoughtfully designed living space. From the moment you step inside, you'll notice the attention to detail: soaring 10-foot ceilings, AC, rich engineered hardwood floors, a stunning two-tone kitchen, sleek stainless steel appliances and a spacious island perfect for entertaining. The cozy main floor living area features a modern square gas fireplace, while the black railed, tempered glass staircase adds style across all three levels. Upstairs, the luxurious primary suite is a true retreat, boasting a five-piece spa-inspired ensuite with a free-standing tub, and a custom tile shower with a built-in bench. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete the upper level. The fully developed basement offers even more space to relax or entertain, featuring a large bedroom, an 8-foot modern wet bar, and a 4-piece bathroom. Step outside and enjoy summer evenings on your private south facing patio, complete with a BBQ ready gas line! The double garage offers added convenience with extra shelving and an EV rough-in. This home is ideally situated near local shops, restaurants, caf&eacute;s, with close proximity to the Bow River, and Calgary's vibrant downtown core. Surrounded by tree-lined streets and charming character homes, Tuxedo Park offers the perfect balance of peaceful neighbourhood living and urban convenience. Book your private showing today!