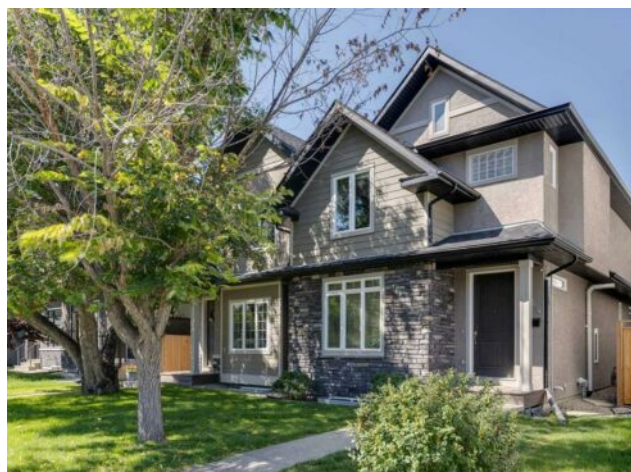


234 23 Avenue NW
Calgary, Alberta

MLS # A2246877



\$799,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,842 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar

Inclusions: TV Mount(Basement), Alarm, CCTV System,

Beautiful updated inner city 2 storey in sought after Tuxedo Park, tucked away on a quiet street yet close to it all. This beautifully cared 4 Bedroom 3.5 Bathroom semi detached home has been thoughtfully upgraded and is move in ready. The main floor offers a bright, open concept design with a refreshed kitchen featuring painted cabinetry, new quartz countertops, a stylish new backsplash, modern light fixtures, and a large centre island with breakfast bar. The living room centres around a newly refinished fireplace, creating a warm and inviting space, while the dining area is perfect for hosting friends and family. Y Hardwood floors have been refinished, adding a fresh look & charm. For convenience you'll also find a 2Pc bathroom on this floor. Upstairs, you'll find a beautiful primary suite with vaulted ceilings, a walk-in closet, and a private 5pc ensuite. Two additional bedrooms, a 4pc guest bathroom as well as convenient laundry room with cabinetry and sink. Newer carpet on the upper level and stairs complete this floor. The fully finished basement includes a spacious family room with wet bar, a large fourth bedroom, a 4pc full bathroom, and ample storage. Outside, enjoy a low-maintenance deck, stone and stucco exterior, and poured aggregate sidewalks. A new roof (2023,) adds peace of mind. Great safe location & minutes from downtown, Deerfoot Trail, shopping, restaurants, schools, parks, the river pathway, U of C, SAIT, and more. This is the perfect blend of style, comfort, and convenience. Don't miss this opportunity! Oh.. This is also the best priced attached home in the area!