

# \$899,900 - 223 24 Avenue Ne, Calgary

MLS® #A2225822

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

\* 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.

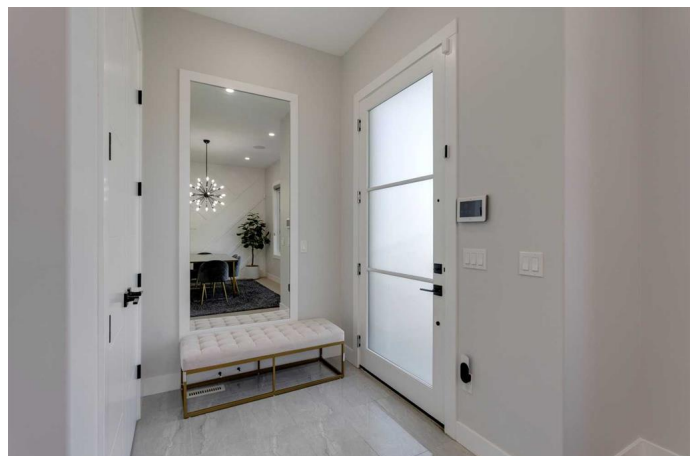
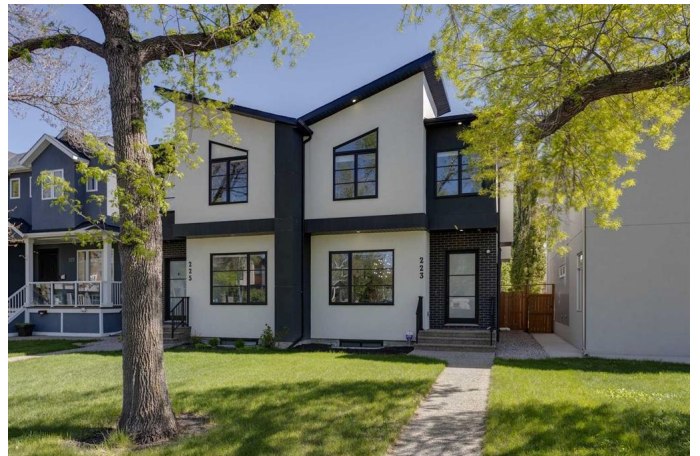
From the moment you step inside, you'll notice the attention to detail: soaring 10-foot ceilings, AC, rich engineered hardwood floors, a stunning two-tone kitchen, sleek stainless steel appliances and a spacious island perfect for entertaining. The cozy main floor living area features a modern square 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  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!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225822               |
| Price          | \$899,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,950                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 223 24 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1W9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wired for Sound, Chandelier, Wet Bar |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas, Fireplace(s)                                                                                                            |
| Cooling         | Central Air                                                                                                                                      |
| Fireplace       | Yes                                                                                                                                              |
| # of Fireplaces | 1                                                                                                                                                |
| Fireplaces      | Gas, Living Room, Mantle                                                                                                                         |
| Has Basement    | Yes                                                                                                                                              |
| Basement        | Finished, Full                                                                                                                                   |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Stucco, Wood Frame                                               |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 60             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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