



GRASSROOTS
REALTY GROUP

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223 29 Avenue NW
Calgary, Alberta

MLS # A2229022



\$1,099,999

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,953 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Discover the epitome of inner-city living with this custom-built home boasting over 2,800 sqft of meticulously designed living space in the highly sought-after community of Tuxedo Park! With 4 BEDROOMS, 3.5 BATHROOMS, a GYM, WET BAR, REC SPACE, and a WALK-OUT BASEMENT, this home is the perfect fit for families who love to host and entertain. Heading inside, you're greeted with a large open concept layout full of natural light, a built-in bench and closet, dual mudrooms, and a POCKET OFFICE with custom built-ins - perfect for remote work or to study. The kitchen is truly a chefs dream - featuring a striking 14-ft island, stainless steel appliances, and a built-in wall oven and microwave. The living room features a gas fireplace, custom built-ins, and a rear bi-parting patio door which opens directly to your deck, perfect for indoor-outdoor enjoyment. Upstairs, the luxurious primary suite offers a massive walk-in closet, and a stunning 5-piece ensuite with IN-FLOOR HEATING, recessed ceiling, free-standing tub, and a full-height tiled shower, niche and bench. Two additional bedrooms, each with its own walk-in closet, a centrally appointed 4-piece bathroom along with an upper laundry room finish off this level. The fully developed basement delivers a GYM, wet-bar, large recreation area, and another large bedroom and 4-piece bathroom. The basement is also a walk-out, making it perfect for those that love to entertain or enjoy the outdoors. All of this in magnificent Tuxedo Park - just minutes to downtown, easy access to all major roads, and close proximity to excellent schools and top post-secondary campuses. Situated on a peaceful, tree-lined street and in one of Calgary's most desirable neighbourhoods, this is not a property that you want to miss. You still have time to select your own finishes and truly make this home your own! Featured photos are

from a similar project by the same builder. RMS measurements are based on the builder's plans and are subject to change upon completion.