



GRASSROOTS
REALTY GROUP

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223 24 Avenue NE
Calgary, Alberta

MLS # A2246727



\$899,900

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

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

* 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!