



GRASSROOTS
REALTY GROUP

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225 23 Avenue NW
Calgary, Alberta

MLS # A2247983



\$849,500

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,867 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

This stunning semi-detached home in desirable Tuxedo Park offers the perfect blend of family living and vibrant inner-city vibes. With 4 spacious bedrooms, 3.5 bathrooms, and a thoughtful open-concept layout, there's room for both lively entertaining and everyday comfort. Stay cool all summer with central A/C, and escape to your own spa-like retreat in the primary ensuite, designed for pure relaxation. Stylish finishes, a functional flow, and a prime location close to schools, parks, shopping, and downtown Calgary make this home a rare find. Enjoy space for the whole family—with the pulse of the city right at your doorstep!