



GRASSROOTS
REALTY GROUP

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215 23 Avenue NE
Calgary, Alberta

MLS # A2272995



\$749,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,822 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Rec		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

PRIME TUXEDO PARK semi-detached home offering a total of 2,693 SQ.FT. of beautifully developed living space, 3 BEDROOMS + LOFT, and an unbeatable inner-city location just steps from downtown. Perfectly positioned on a quiet, established street in one of Calgary's most desirable communities—just around the corner from the Italian market and moments from downtown, 17th Avenue dining, shopping, and transit—this impeccably maintained executive home truly shines. Step inside from the cold to a welcoming front foyer and a bright main-floor office—ideal for working from home or easily used as a guest bedroom. Gleaming hardwood floors lead you into the heart of the home, where a chef-inspired gourmet kitchen invites cozy evenings and effortless entertaining. Warm maple cabinetry, granite countertops, a large central island, and stainless steel appliances including a gas cooktop and built-in oven create a space you'll want to gather in all winter long. The open-concept dining and living areas are filled with natural light from large south-facing windows, while one of three gas fireplaces adds warmth and ambiance on chilly nights. Step outside to the sunny south-facing deck and fully landscaped, fenced backyard—perfect for hosting when the seasons change. Upstairs, unwind in the spacious primary retreat featuring its own corner gas fireplace, walk-in closet, and luxurious 5-piece ensuite—your private escape from the winter chill. A generous second bedroom includes a charming Juliet balcony, while the open loft with built-in cabinetry is ideal for a reading nook, home office, or warm play space. Skylights and an upper-level laundry complete this bright and functional level. The fully finished basement is designed for comfort and entertaining, featuring heated copper-stained concrete floors, a

large family room with a corner wet bar, and a third gas fireplace—perfect for movie nights or gatherings during the coming holiday season. A third bedroom, full 4-piece bathroom, and abundant storage complete the space. Additional highlights include 9’ ceilings, air conditioning for year-round comfort, tankless hot water system, built-in vacuum, and a newer roof (2024). The insulated Double Detached Garage with rear lane access will be greatly appreciated during the snowy months. This meticulously cared for and move-in ready home offers warmth, comfort, and unbeatable inner-city living at a price that cannot be beat. Exceptional value!