

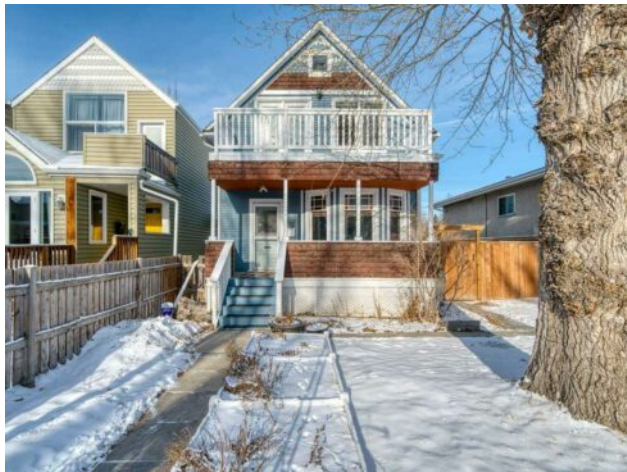


**GRASSROOTS**  
REALTY GROUP

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250 23 Avenue NE  
Calgary, Alberta

MLS # A2282497



**\$650,000**

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island, Natural Woodwork, Quartz Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully updated character home that blends original charm with modern functionality in all the right places. The heart of the home is the renovated kitchen, featuring quartz countertops, extended cabinetry, stainless steel appliances, a butcher-block island, and garden doors that open to a large deck and fully fenced, landscaped backyard. Original hardwood floors, stained glass accents, and a cozy gas fireplace define the main living space, while the upper level offers two bedrooms, with the primary currently opened to a sunny sitting area that offers the option to restore a third bedroom, along with a full bath featuring period tile and a clawfoot tub. The fully renovated lower level adds a second living space, third bedroom (windows not egress), and 3-piece bath with tiled walk-in shower. Set on a 37.5' x 118' lot with a detached garage, this home has seen extensive updates including plumbing, electrical, furnace, and a new hot water tank in January 2026. A pre-listing home inspection was recently completed and is available for added peace of mind. Walk to Lina's Italian Market, Italian Supermarket, Latin Unimarket, Rosso Coffee, Citizen and Two Pillars breweries, parks, schools, transit routes, Safeway, and Calgary Co-op — inner-city living without compromise.