



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

222 24 Avenue NW  
Calgary, Alberta

MLS # A2193145



**\$1,100,000**

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,989 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: See remarks

~Unmatched ~ Nestled in one of the most sought after inner city neighborhoods; this exceptional home offers the perfect blend of high end finishes + modern design. Minutes from downtown, steps from Mount Pleasant Park + trendy local cafes, you will love living here. With every detail curated to elevate your lifestyle, this home is a sanctuary that provides the comfort, elegance + convenience you've been searching for. Upon entry, and as you discover this home, you will note that no expense has been spared in creating a space that is as luxurious as it is functional. The open-concept floor plan is a masterpiece of modern design, featuring expansive living spaces that flow effortlessly from one to the next. At the heart of the home, a sprawling 14-ft kitchen island serves as both a functional workspace + stunning centrepiece, perfect for entertaining or casual meals. The sun-soaked front dining room offers a serene spot to enjoy your morning coffee, while the adjacent home office provides an inspiring space for virtual meetings or focused work. The custom under-cabinet lighting creates an inviting atmosphere, stunning in the evening hours, while the rear living room is anchored by a striking Napoleon gas fireplace, both elegant + efficient, offering warmth + an area to gather. A stylish rear mudroom with ample storage space provides a practical + chic entryway, seamlessly leading to a beautifully designed half bath. Superior finishes including arched doorways, white oak engineered hardwood, wall detailing + gleaming quartz countertops, provide a sense of refinement at every turn. The master ensuite + primary bedroom with intricate ceiling design, are the cornerstone of this home, elevating its opulence. The spa-like ensuite feels like a five-star hotel, with heated floors to keep you cozy and relaxed year-round. Every element has been meticulously chosen to

create a tranquil retreat, making it the perfect place to unwind after a long day. With a floating vanity; large soaker tub + calming color palette, the master retreat offers a true sense of escape and indulgence. On the second level you'll find secondary bedrooms + laundry room channeling a quaint farmhouse aesthetic, with rustic charm + functional layout. This space is both beautiful + practical, providing a cozy vibe. The lower level offers a fourth bedroom, an impressive wet bar, a welcoming living room, and a dedicated fitness retreat—perfect for housing your equipment or designing a space for yoga, pilates, or any fitness routine that fits your lifestyle. Whether you're working out, stretching, or simply enjoying the open space, this basement gym is the epitome of comfort + utility. The exterior of this home is as impressive as its interior, combining durability with curb appeal through its striking brick facade + wrapped Hardie siding. Towering aluminium windows elevate the design + showcase the majestic light fixtures, while the expansive Duradeck with roughed in gas line creates an ideal outdoor retreat.