

\$899,900 - 223 24 Avenue Ne, Calgary

MLS® #A2225822

\$899,900

4 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

***OPEN HOUSE SUNDAY, JULY 6**

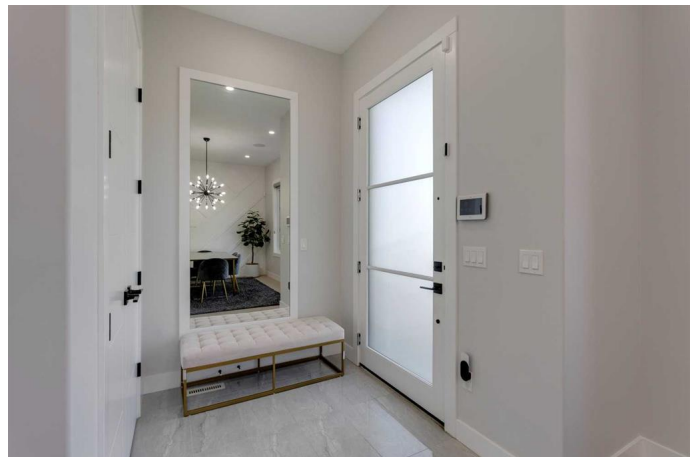
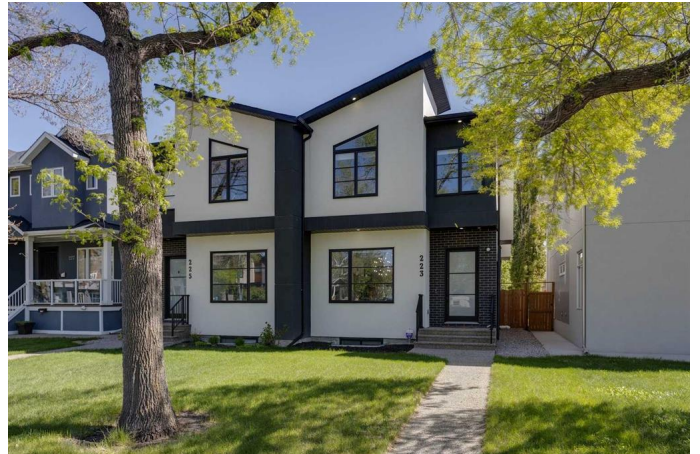
CANCELLED* SEE VIDEO * Welcome to this beautifully crafted 4-bedroom, 3.5-bathroom two-storey home in the sought-after community of Tuxedo Park, offering nearly 2,800 sq ft of thoughtfully designed living space.

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!

Built in 2019

Essential Information

MLS® #	A2225822
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	223 24 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1W9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High
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	Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	28
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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