

\$959,000 - 217 23 Avenue Nw, Calgary

MLS® #A2200264

\$959,000

4 Bedroom, 5.00 Bathroom, 1,956 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

This beautifully upgraded semi-detached home offers modern living with high-end finishes throughout. The main floor features an open-concept layout with a stunning upgraded kitchen, complete with a huge island, premium appliances, and stylish finishes, flowing seamlessly into a bright living room with a cozy fireplace and soaring high ceilings. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with an ensuite bathroom and a large walk-in closet, plus the convenience of an upstairs laundry room. The fully finished basement includes a wet bar, an additional bedroom, and a full washroom, perfect for guests or entertaining. Outside, the south-facing yard provides ample natural light, and the double detached garage adds practicality. This home comes move-in ready with a full appliance package, window coverings, and an upgraded water system, in built speakers with sono's speakers system and central vacuum along with front and back cameras. Located close to top-rated schools and all essential amenities, this is a perfect blend of comfort and convenience!

Built in 2022

Essential Information

MLS® # A2200264

Price \$959,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,956 |
| Acres | 0.07 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 217 23 Avenue Nw |
| Subdivision | Tuxedo Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 1V8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound |
| Appliances | Bar Fridge, Built-In Oven, Built-In Refrigerator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Water Purifier, Window Coverings, Water Conditioner, Water Distiller, Water Softener |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Insert |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 60 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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