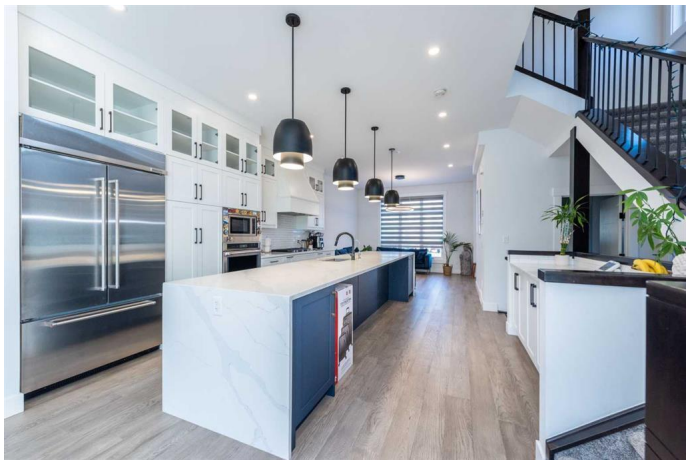
$959,000 - 217 23 Avenue Nw, Calgary

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	54
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company

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