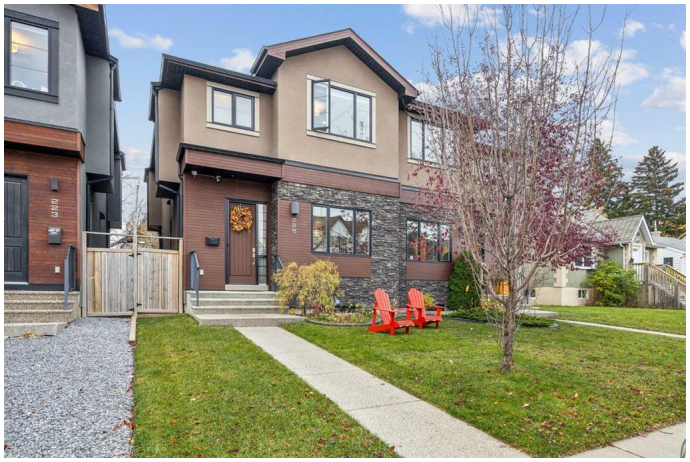
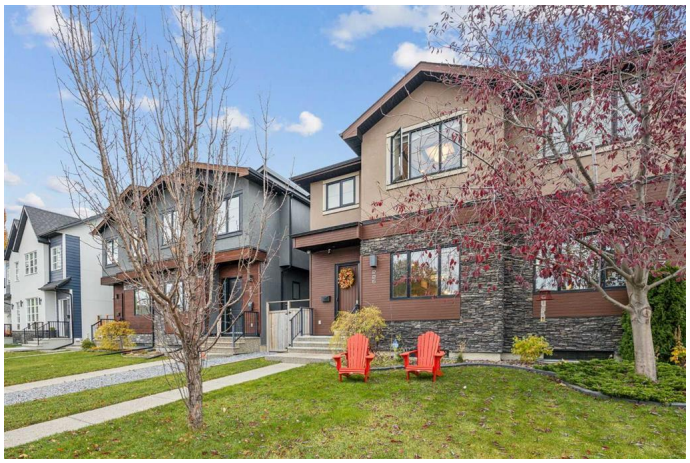
$919,900 - 225 23 Avenue Nw, Calgary

MLS® #A2227520

$919,900
4 Bedroom, 4.00 Bathroom, 1,867 sqft
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta





Welcome to this stunning semi-detached home in the sought-after community of Tuxedo Parkâ€”where family-friendly living meets vibrant inner-city energy! This beautifully designed 4-bedroom, 3.5-bathroom home offers over 2,300 sq.ft. of stylish living space with thoughtful upgrades throughout. Stay cool in the Calgary summer heat with Air Conditioning throughout the home!

Step inside to discover hand-scraped hardwood floors, striking feature walls in the dining area and one of the upstairs bedrooms, and an open-concept layout perfect for entertaining. The chef-inspired kitchen boasts custom cabinetry with convenient pull-outs, while the inviting living room is wired with a Russound in-home speaker system for seamless ambiance.

Retreat to the spacious primary suite, complete with a luxurious ensuite featuring heated floors, a rejuvenating steam shower, and dual vanities. The fully developed basement adds even more flexibility for family living or a home gym/media room.

Enjoy the convenience of a double detached garage that is drywalled and insulatedâ€”perfect for Calgary winters. Located close to schools, shopping, parks, and quick access to downtown, this home offers the best of both comfort and location. A must-see!

Built in 2013

Essential Information

MLS® #	A2227520
Price	$919,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,867
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	225 23 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1S3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Water Softener, Window Coverings, Built-In Oven, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Humidifier, Wine Refrigerator
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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