

# \$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 sonos 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, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s), Wired for Data, Wired for Sound                         |
| Appliances        | Bar Fridge, Built-In Oven, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings, Built-In Refrigerator, Oven-Built-In, Water Conditioner, Water Distiller, Water Purifier |
| 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 | 28              |
| Zoning         | R-CG            |

### **Listing Details**

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

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