\$1,538,000 - 261 23 Avenue Ne, Calgary

MLS® #A2202695

\$1,538,000

7 Bedroom, 5.00 Bathroom, 3,174 sqft Residential on 0.13 Acres

Tuxedo Park, Calgary, Alberta

Video is ready for you to see! Step into this beautiful two-story in the heart of Tuxedo Park, offering 4,598 sq. ft. of luxurious living space designed for comfort, style, and smart investment potential. This property features A RARE LEGAL TWO-BEDROOM SELF-CONTAINED SUITE, making it perfect for multi-generational living or generating rental income.

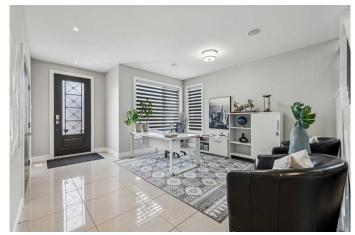
As you walk through the front doors, you're welcomed by an open space that sets the tone for this elegant home. To one side, a dedicated office provides the perfect work-from-home setup, while a main-floor bedroom offers flexibility for guests or extended family. A full bathroom and convenient main-floor laundry, equipped with a tankless water system, add to the home's practicality.

The heart of the home is an open-concept living and dining area, where a cozy fireplace and tray ceiling add depth and visual. The butler's kitchen, complete with a walk-in pantry and counter spaces are ideal for hosting and entertaining!

Upstairs, an elegant iron spindle staircase leads you to a layout featuring a private gym with balcony access, a built-in study nook, a cozy flex area, and two oversized bedrooms with a shared Jack-and-Jill bathroom. But the jewel is the expansive master retreat, boasting its own rear balcony, a spa-like five-piece ensuite, and a walk-in closet!

The fully developed basement offers even







more space, with an additional bedroom, a full bathroom, and a spacious family room with a second fireplace, plus a bar or summer kitchen. The legal suite is truly a standout feature, with two bedrooms, a full bath, a fully equipped kitchen, a separate furnace, in-unit laundry, and a separate entrance, making it a perfect mortgage helper or guest suite. Outside, the low-maintenance south-facing concrete backyard with a gazebo, while the brick-paved front yard with a gated entrance offers two extra parking spots. A triple garage ensures ample space for vehicles and storage. The home has brand-new paint, and equipped with triple glazed windows, 9' ceiling on main floor and basement, central air conditioning, Kinetico water softener system, pot lights, and built-in speakers. Its prime inner-city location places you just minutes from SAIT, the University of Calgary, downtown, major roadways, and amenities. Whether you're looking for an exquisite family

Whether you're looking for an exquisite family home or a lucrative investment opportunity, come to visit this Tuxedo Park beauty and make it your home!

Built in 2013

Essential Information

MLS® # A2202695 Price \$1,538,000

Bedrooms 7

Bathrooms 5.00

Full Baths 5

Square Footage 3,174

Acres 0.13 Year Built 2013

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

261 23 Avenue Ne Address

Subdivision Tuxedo Park

City Calgary County Calgary Province Alberta T2E 1V8 Postal Code

Amenities

Parking Spaces 5

Parking Parking Pad, Triple Garage Detached

of Garages 3

Interior

Interior Features Breakfast Bar, Double Vanity, French Door, Granite Counters, Jetted

Tub, Pantry, Separate Entrance, Vinyl Windows, Tray Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings, Oven-Built-In

Forced Air, Natural Gas Heating

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Raised Hearth, Stone

Has Basement Yes

Basement Finished, See Remarks, Suite

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Corner Lot, Low Maintenance Landscape, Pie Shaped Lot,

Gazebo

Roof Asphalt Shingle Construction Stone, Stucco Foundation

Poured Concrete

Additional Information

Date Listed March 15th, 2025

Days on Market 26

R-CG Zoning

Listing Details

Listing Office CIR Realty

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