

# \$919,900 - 225 23 Avenue Nw, Calgary

MLS® #A2227520

**\$919,900**

4 Bedroom, 4.00 Bathroom, 1,867 sqft

Residential on 0.14 Acres

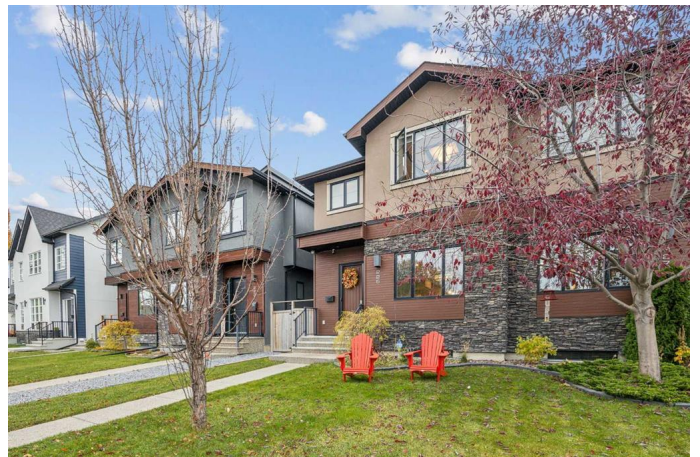
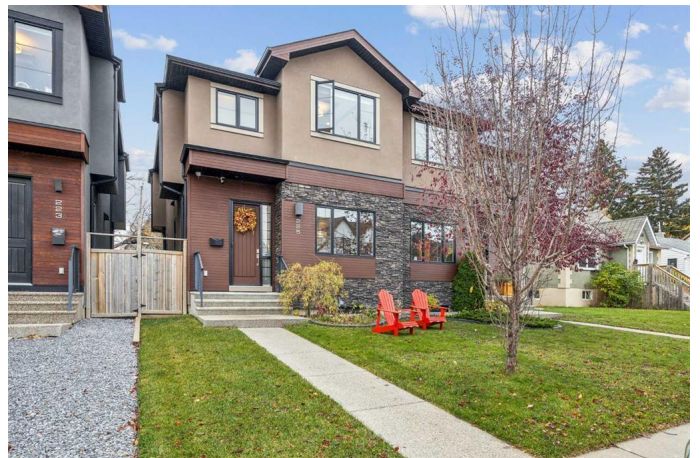
Tuxedo Park, Calgary, Alberta

Welcome to this stunning semi-detached home in the sought-after community of Tuxedo Park—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 insulated—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, Skylight(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Refrigerator
Heating	In Floor, Forced Air
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	31
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.