

# \$979,000 - 217 23 Avenue Nw, Calgary

MLS® #A2200264

**\$979,000**

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	\$979,000
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 Conditioner, Water Softener, Window Coverings, 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	5
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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