



## 223 24 Avenue Calgary Alberta

\$899,900

\*OPEN HOUSE SUNDAY, JULY 6 CANCELLED\* SEE VIDEO \* Welcome to this beautifully crafted 4-bedroom, 3.5-bathroom two-storey home in the sought-after community of Tuxedo Park, offering nearly 2,800 sq ft of thoughtfully designed living space. From the moment you step inside, you'll notice the attention to detail: soaring 10-foot ceilings, AC, rich engineered hardwood floors, a stunning two-tone kitchen, sleek stainless steel appliances and a spacious island perfect for entertaining. The cozy main floor living area features a modern square gas fireplace, while the black railed, tempered glass staircase adds style across all three levels. Upstairs, the luxurious primary suite is a true retreat, boasting a five-piece spa-inspired ensuite with a free-standing tub, and a custom tile shower with a built-in bench. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room complete the upper level. The fully developed basement offers even more space to relax or entertain, featuring a large bedroom, an 8-foot modern wet bar, and a 4-piece bathroom. Step outside and enjoy summer evenings on your private south facing patio, complete with a BBQ ready gas line! The double garage offers added convenience with extra shelving and an EV rough-in. This home is ideally situated near local shops, restaurants, cafes, with close proximity to the Bow River, and Calgary's vibrant downtown core. Surrounded by tree-lined streets and charming character homes, Tuxedo Park offers the perfect balance of peaceful neighbourhood living and urban convenience. Book your private showing today! (id:6769)

Laundry room 5.83 Ft x 5.25 Ft  
 Primary Bedroom 16.00 Ft x 13.25 Ft  
 Bedroom 14.00 Ft x 9.83 Ft  
 Bedroom 12.00 Ft x 9.92 Ft  
 4pc Bathroom 9.17 Ft x 4.92 Ft  
 5pc Bathroom 16.00 Ft x 8.25 Ft  
 Family room 19.00 Ft x 15.75 Ft  
 Storage 9.08 Ft x 5.42 Ft

Bedroom 13.17 Ft x 11.25 Ft  
 4pc Bathroom 8.83 Ft x 4.92 Ft  
 Kitchen 19.83 Ft x 13.50 Ft  
 Dining room 13.58 Ft x 10.67 Ft  
 Foyer 6.58 Ft x 5.58 Ft  
 Living room 13.50 Ft x 12.92 Ft  
 Other 10.50 Ft x 6.08 Ft  
 2pc Bathroom 6.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
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