



215 23 Avenue Calgary Alberta

\$749,900

****OPEN HOUSE DECEMBER 14th 12:30pm - 2:30pm****PRIME TUXEDO PARK semi-detached home offering a total of 2,693 SQ.FT. of beautifully developed living space, 3 BEDROOMS + LOFT, and an unbeatable inner-city location just steps from downtown. Perfectly positioned on a quiet, established street in one of Calgary's most desirable communities--just around the corner from the Italian market and moments from downtown, 17th Avenue dining, shopping, and transit--this impeccably maintained executive home truly shines. Step inside from the cold to a welcoming front foyer and a bright main-floor office--ideal for working from home or easily used as a guest bedroom. Gleaming hardwood floors lead you into the heart of the home, where a chef-inspired gourmet kitchen invites cozy evenings and effortless entertaining. Warm maple cabinetry, granite countertops, a large central island, and stainless steel appliances including a gas cooktop and built-in oven create a space you'll want to gather in all winter long. The open-concept dining and living areas are filled with natural light from large south-facing windows, while one of three gas fireplaces adds warmth and ambiance on chilly nights. Step outside to the sunny south-facing deck and fully landscaped, fenced backyard--perfect for hosting when the seasons change. Upstairs, unwind in the spacious primary retreat featuring its own corner gas fireplace, walk-in closet, and luxurious 5-piece ensuite--your private escape from the winter chill. A generous second bedroom includes a charming Juliet balcony, while the open loft with built-in cabinetry is ideal for a reading nook, home office, or warm play space. Skylights and an upper-level laundry complete this bright and functional level. The fully finished basement is designed for comfort and entertaining, featuring heated copper-stained concrete floors, a large family room with a corner wet b...

4pc Bathroom 6.75 Ft x 4.92 Ft

Bedroom 8.25 Ft x 14.33 Ft

Recreational, Games room 19.33 Ft x 15.92 Ft

2pc Bathroom 6.42 Ft x 5.08 Ft

Dining room 11.00 Ft x 14.33 Ft

Kitchen 8.92 Ft x 14.33 Ft

Office 14.08 Ft x 12.00 Ft

4pc Bathroom 7.08 Ft x 9.50 Ft

5pc Bathroom 8.67 Ft x 12.67 Ft

Bedroom 14.17 Ft x 12.08 Ft

Family room 14.42 Ft x 11.92 Ft

Primary Bedroom 14.67 Ft x 14.00 Ft

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Listing Presented By:



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