



## 239 22 Avenue Calgary Alberta

\$1,049,900

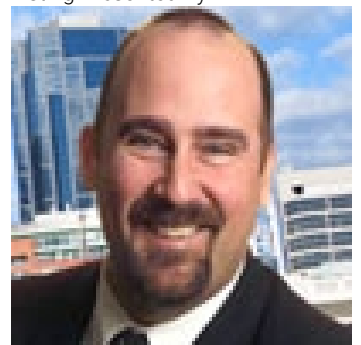
LAST UNIT REMAINING ~ MOVE IN MARCH 2026 / BRAND NEW 3-STOREY HOME / SOUTH FACING BACKYARD / 3RD STOREY BALCONY / LEGAL BASEMENT SUITE / REAR DOUBLE DETACHED GARAGE / 4 BEDROOMS / 4.5 BATHROOMS / Welcome to 239 22 Avenue NE, an exquisite residence nestled in the heart of Calgary's most distinguished streets in the community of Tuxedo Park. This brand-new, rare and uniquely designed 3-storey home draws inspiration from the timeless architecture of New York, boasting unparalleled luxury. This residence spans over 3,000 square feet of thoughtfully designed living space. As you step inside, you are greeted by a meticulously open floor plan that seamlessly integrates modern elegance with functional living. The main level features a welcoming dining room upon entry with upgraded floor-to-ceiling windows, leading to a fully equipped gourmet kitchen adorned with Frigidaire Professional appliances, built-in pantry cabinets, a custom kitchen island with breakfast bar seating, under-cabinet LED lighting, and a family living room. A sliding rear patio door beckons you to an outdoor backyard concrete pad, setting the stage for all your family entertainment needs. Luxury is defined across all three floors with upgraded engineered hardwood floors, walk-in closets in each bedroom, wall sconce LED lighting, and built-in speakers throughout, with premium built-in finishes. The second level features a master bedroom retreat with a 5-piece ensuite bathroom, a stand-alone tub, his-and-hers sinks, a custom shower, and a walk-in closet. An additional bedroom with a 4-piece ensuite and a laundry room, providing added convenience, completes the second floor. The third floor is a loft-inspired haven, featuring a bonus family room with slider patio door access to a balcony showcasing views, a wet bar, and a bedroom with a 4-piece bathroom. The legalized one-bedroom basement suite offers a co...

Bedroom 12.33 Ft x 9.58 Ft  
Other 9.58 Ft x 4.25 Ft  
4pc Bathroom 8.83 Ft x 4.92 Ft  
Laundry room 8.92 Ft x 6.00 Ft  
Primary Bedroom 16.00 Ft x 11.83 Ft

Other 7.42 Ft x 4.92 Ft  
Other 18.00 Ft x 8.00 Ft  
Living room/Dining room 16.50 Ft x 15.83 Ft  
Bedroom 15.92 Ft x 9.92 Ft  
Other 8.75 Ft x 3.08 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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Other	6.67 Ft x 8.92 Ft	4pc Bathroom	8.42 Ft x 4.92 Ft
5pc Bathroom	15.75 Ft x 8.50 Ft	Other	6.67 Ft x 5.00 Ft
Family room	14.08 Ft x 17.00 Ft	Dining room	14.92 Ft x 12.42 Ft
4pc Bathroom	8.33 Ft x 7.33 Ft	Kitchen	12.58 Ft x 12.42 Ft
Bedroom	17.00 Ft x 11.83 Ft		