

\$739,900 - 202 23 Avenue Ne, Calgary

MLS® #A2124159

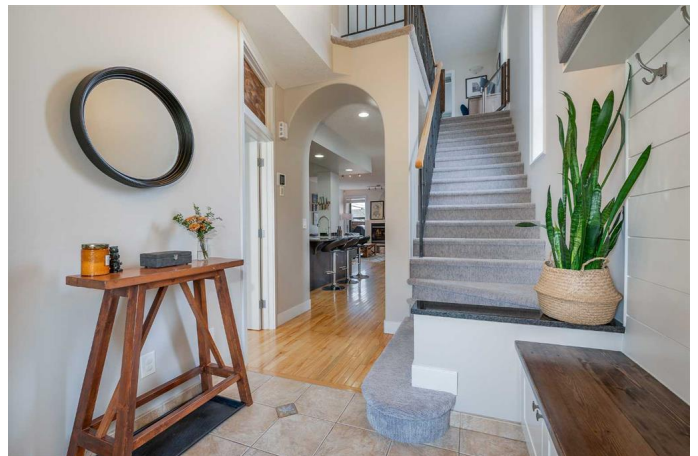
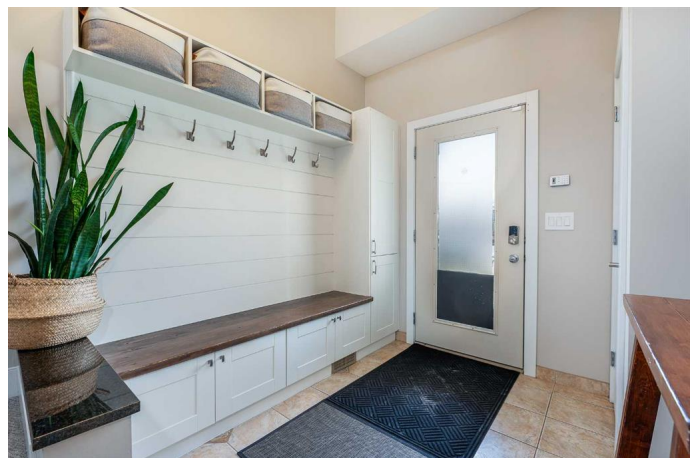
\$739,900

4 Bedroom, 4.00 Bathroom, 1,823 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Nestled within the mature community of Tuxedo Park, this 3+1 bedroom abode offers a thoughtfully designed living space spanning nearly 2,700 sq ft. Step into the open main level, where hardwood floors and lofty ceilings create an inviting ambiance. The expansive living room steals the spotlight with its floor-to-ceiling feature fireplace, seamlessly blending into the casual dining area and kitchen. The kitchen exudes elegance with its island/eating bar, granite countertops, abundant white cabinets, and stainless steel appliances. A secluded office off the foyer provides an ideal retreat for focused work-from-home days. Completing this level is a convenient 2-piece powder room. Ascending to the second level reveals a versatile flex space, three bedrooms, and a luxurious 5-piece main bath. The primary suite is a haven of comfort, boasting a walk-in closet and a secluded 5-piece ensuite featuring dual sinks, a rejuvenating jet tub, and a separate shower. The basement is a hub of entertainment, featuring a recreation/media room with a wet bar, a fourth bedroom, a 4-piece bath, laundry facilities and ample storage in the utility room and under the stairs. Additional highlights include central air conditioning, a spacious back deck, and access to a double detached garage. Conveniently located near Confederation Park, the Winston Golf Club, Tuxedo Park Community Association, schools, shopping venues, public transit, and major



thoroughfares like Edmonton Trail, Centre Street, and 16th Avenue, this residence offers both comfort and convenience for modern family living.

Built in 2003

Essential Information

MLS® #	A2124159
Price	\$739,900
Sold Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,823
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	202 23 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1V7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Track Lighting, Tray Ceiling(s), Wet
-------------------	--

	Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.