

# \$888,800 - 225 23 Avenue Nw, Calgary

MLS® #A2238207

**\$888,800**

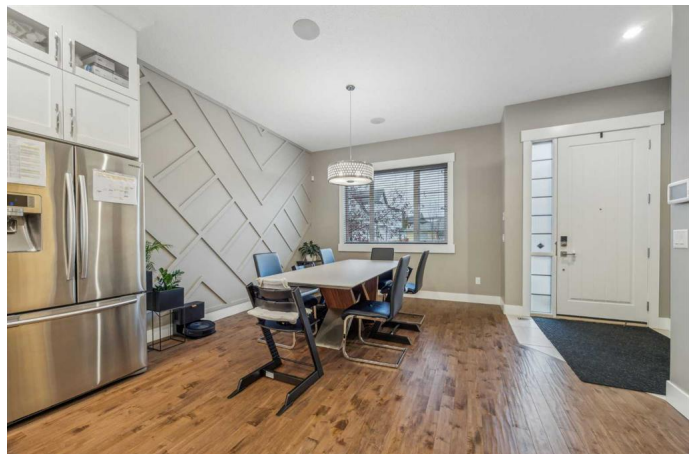
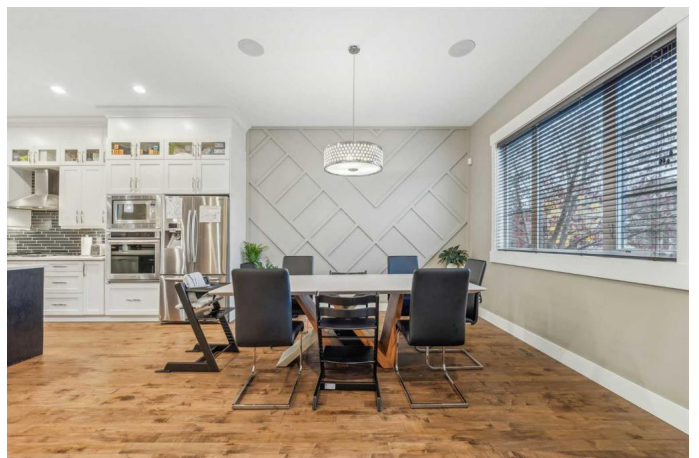
4 Bedroom, 4.00 Bathroom, 1,867 sqft  
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this stunning semi-detached home in the sought-after community of Tuxedo Park—where family-friendly living meets vibrant inner-city energy! This beautifully designed 4-bedroom, 3.5-bathroom home offers over 2,300 sq.ft. of stylish living space with thoughtful upgrades throughout. Stay cool in the Calgary summer heat with Air Conditioning throughout the home! Step inside to discover hand-scraped hardwood floors, striking feature walls in the dining area and one of the upstairs bedrooms, and an open-concept layout perfect for entertaining. The chef-inspired kitchen boasts custom cabinetry with convenient pull-outs, while the inviting living room is wired with a Russound in-home speaker system for seamless ambiance. Retreat to the spacious primary suite, complete with a luxurious ensuite featuring heated floors, a rejuvenating steam shower, and dual vanities. The fully developed basement adds even more flexibility for family living or a home gym/media room. Enjoy the convenience of a double detached garage that is drywalled and insulated—perfect for Calgary winters. Located close to schools, shopping, parks, and quick access to downtown, this home offers the best of both comfort and location. A must-see!

Built in 2013

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2238207               |
| Price          | \$888,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,867                  |
| Acres          | 0.14                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 225 23 Avenue Nw |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M1S3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)                                                                                           |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Humidifier, Microwave, Range Hood, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator, Gas Cooktop |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                                    |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Yard, Front Yard, Lawn, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 31             |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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