



**GRASSROOTS**  
REALTY GROUP

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**225 23 Avenue NW**  
**Calgary, Alberta**

**MLS # A2227520**



**\$919,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,867 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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!