



158 23 Avenue NW
Calgary, Alberta

MLS # A2308845



\$549,900

Division:	Tuxedo Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,310 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Flat

Condo Fee: \$ 390

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters

Inclusions: none

Welcome to elevated inner-city living in the heart of Tuxedo Park — where luxury, style, and lifestyle converge in this stunning executive end-unit townhouse unlike anything else currently offered on the market. Built in 2013 and thoughtfully designed for the modern professional or sophisticated couple, this architecturally unique residence delivers three levels of upscale living space, crowned by an incredible rooftop patio showcasing breathtaking unobstructed downtown views. From the moment you step inside, you are greeted by soaring 9-foot ceilings and a dramatic open-concept layout that immediately sets this home apart from the typical cookie-cutter townhouse. The show-stopping gourmet kitchen is a true centerpiece, featuring premium custom Poggenpohl cabinetry, sleek finishes, expansive prep space, and a design that invites both culinary creativity and effortless entertaining. Whether hosting intimate dinner parties or lively gatherings with friends and family, this space was built to impress. The second level offers an intelligently designed living space that balances comfort and sophistication. Here you'll find the spacious living and entertainment area, elegant dining space, and a luxurious primary retreat complete with a walk-in closet and spa-inspired ensuite. A conveniently located laundry area on this level enhances everyday functionality and ease of living. Venture upstairs to experience one of this home's most exceptional features — the private rooftop patio oasis. Designed for both relaxation and entertainment, this incredible outdoor space offers panoramic downtown Calgary views, a charming gazebo seating area perfect for morning coffee or evening BBQs, and even a putting green with artificial turf for golf enthusiasts or those simply looking to unwind in style. The lower level adds exceptional versatility and comfort to the home,

featuring an additional bedroom, a full 4-piece bathroom, and an intimate theatre room wired for your premium sound and entertainment enjoyment. Whether used as a private guest retreat, media lounge, gaming space, or personal escape after a long day, this level offers the perfect blend of comfort and functionality. Additional highlights include a double-stacked garage with ample room for vehicles, bikes, sports equipment, or even your weekend sports car, plus a private driveway for additional parking. Guests will appreciate the abundance of convenient street parking available nearby. Perfectly positioned in one of Calgary's most sought-after central communities, this home offers quick access to major transit routes, downtown Calgary, trendy restaurants, pubs, caf es, shopping, and entertainment. The executive lifestyle you've been searching for is finally within reach — sophisticated, low-maintenance living with character, convenience, and unforgettable design. This is more than just a townhouse — it's a lifestyle statement for those ready to escape the ordinary.