

\$799,900 - 234 23 Avenue Nw, Calgary

MLS® #A2246877

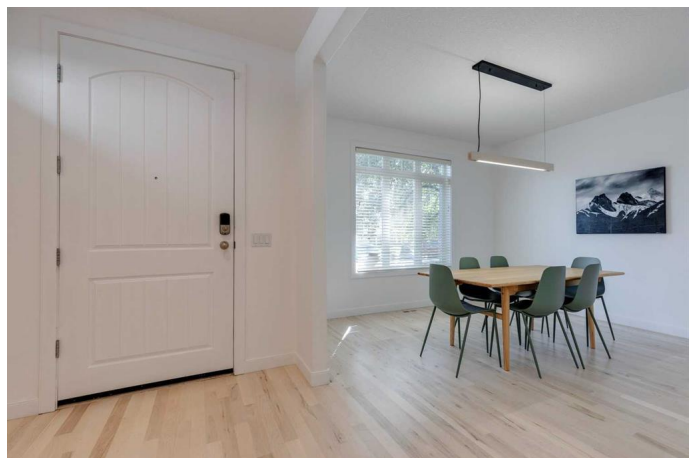
\$799,900

4 Bedroom, 4.00 Bathroom, 1,842 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Beautiful updated inner city 2 storey in sought after Tuxedo Park, tucked away on a quiet street yet close to it all. This beautifully cared 4 Bedroom 3.5 Bathroom semi detached home has been thoughtfully upgraded and is move in ready. The main floor offers a bright, open concept design with a refreshed kitchen featuring painted cabinetry, new quartz countertops, a stylish new backsplash, modern light fixtures, and a large centre island with breakfast bar. The living room centres around a newly refinished fireplace, creating a warm and inviting space, while the dining area is perfect for hosting friends and family. Y Hardwood floors have been refinished, adding a fresh look & charm. For convenience you'll also find a 2Pc bathroom on this floor. Upstairs, you'll find a beautiful primary suite with vaulted ceilings, a walk-in closet, and a private 5pc ensuite. Two additional bedrooms, a 4pc guest bathroom as well as convenient laundry room with cabinetry and sink. Newer carpet on the upper level and stairs complete this floor. The fully finished basement includes a spacious family room with wet bar, a large fourth bedroom, a 4pc full bathroom, and ample storage. Outside, enjoy a low-maintenance deck, stone and stucco exterior, and poured aggregate sidewalks. A new roof (2023,) adds peace of mind. Great safe location " minutes from downtown, Deerfoot Trail, shopping, restaurants, schools, parks, the river pathway, U of C, SAIT, and more. This is the perfect blend of style,



comfort, and convenience. Don't miss this opportunity! Oh.. This is also the best priced attached home in the area!

Built in 2007

Essential Information

MLS® #	A2246877
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,842
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	234 23 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S2

Amenities

Parking Spaces	1
Parking	Double Garage Detached, Alley Access
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range

	Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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