

\$1,129,000 - 222 24 Avenue Nw, Calgary

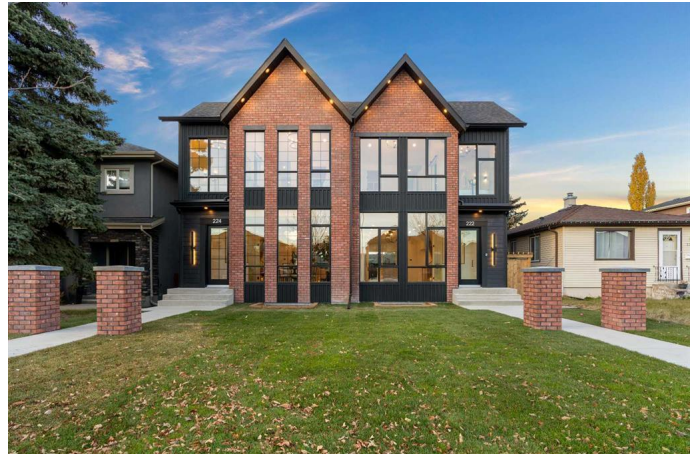
MLS® #A2193145

\$1,129,000

4 Bedroom, 4.00 Bathroom, 1,989 sqft
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

~Unmatched ~ Nestled in one of the most sought after inner city neighborhoods; this exceptional home offers the perfect blend of high end finishes + modern design. Minutes from downtown, steps from Mount Pleasant Park + trendy local cafes, you will love living here. With every detail curated to elevate your lifestyle, this home is a sanctuary that provides the comfort, elegance + convenience youâ€™ve been searching for. Upon entry, and as you discover this home, you will note that no expense has been spared in creating a space that is as luxurious as it is functional. The open-concept floor plan is a masterpiece of modern design, featuring expansive living spaces that flow effortlessly from one to the next. At the heart of the home, a sprawling 14-ft kitchen island serves as both a functional workspace + stunning centrepiece, perfect for entertaining or casual meals. The sun-soaked front dining room offers a serene spot to enjoy your morning coffee, while the adjacent home office provides an inspiring space for virtual meetings or focused work. The custom under-cabinet lighting creates an inviting atmosphere, stunning in the evening hours, while the rear living room is anchored by a striking Napoleon gas fireplace, both elegant + efficient, offering warmth + an area to gather. A stylish rear mudroom with ample storage space provides a practical + chic entryway, seamlessly leading to a beautifully designed half bath. Superior finishes including arched doorways, white oak engineered hardwood,



wall detailing + gleaming quartz countertops, provide a sense of refinement at every turn. The master ensuite + primary bedroom with intricate ceiling design, are the cornerstone of this home, elevating its opulence. The spa-like ensuite feels like a five-star hotel, with heated floors to keep you cozy and relaxed year-round. Every element has been meticulously chosen to create a tranquil retreat, making it the perfect place to unwind after a long day. With a floating vanity; large soaker tub + calming color palette, the master retreat offers a true sense of escape and indulgence. On the second level you'll find secondary bedrooms + laundry room channeling a quaint farmhouse aesthetic, with rustic charm + functional layout. This space is both beautiful + practical, providing a cozy vibe. The lower level offers a fourth bedroom, an impressive wet bar, a welcoming living room, and a dedicated fitness retreat—perfect for housing your equipment or designing a space for yoga, pilates, or any fitness routine that fits your lifestyle. Whether you're working out, stretching, or simply enjoying the open space, this basement gym is the epitome of comfort + utility. The exterior of this home is as impressive as its interior, combining durability with curb appeal through its striking brick façade + wrapped Hardie siding. Towering aluminium windows elevate the design + showcase the majestic light fixtures, while the expansive Duradeck with roughed in gas line creates an ideal outdoor retreat.

Built in 2024

Essential Information

| | |
|----------|-------------|
| MLS® # | A2193145 |
| Price | \$1,129,000 |
| Bedrooms | 4 |

| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,989 |
| Acres | 0.14 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 222 24 Avenue Nw |
| Subdivision | Tuxedo Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M1X1 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Oven-Built-In, Gas Cooktop |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Other |
| Lot Description | Landscaped, Rectangular Lot |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 7th, 2025 |
| Days on Market | 62 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.