

\$1,100,000 - 222 24 Avenue Nw, Calgary

MLS® #A2193145

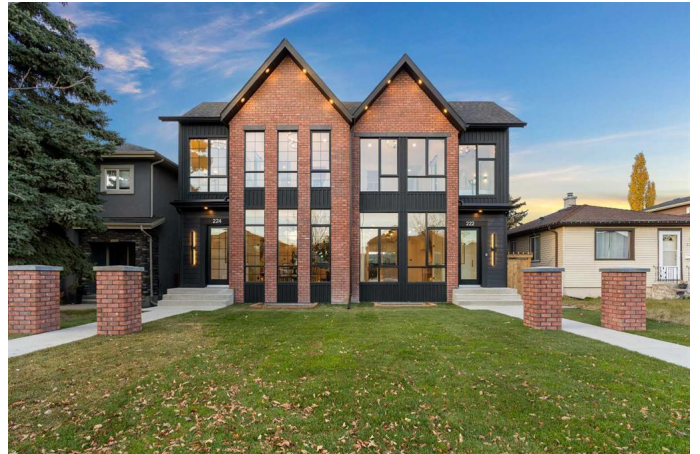
\$1,100,000

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 you'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 youâ€™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 retreatâ€”perfect for housing your equipment or designing a space for yoga, pilates, or any fitness routine that fits your lifestyle. Whether youâ€™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 faÃ§ade + 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	\$1,100,000
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, Microwave, Refrigerator, Oven-Built-In, Dryer, Gas Cooktop, Washer
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	83
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
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