

# \$849,500 - 225 23 Avenue Nw, Calgary

MLS® #A2247983

**\$849,500**

4 Bedroom, 4.00 Bathroom, 1,867 sqft  
Residential on 0.07 Acres

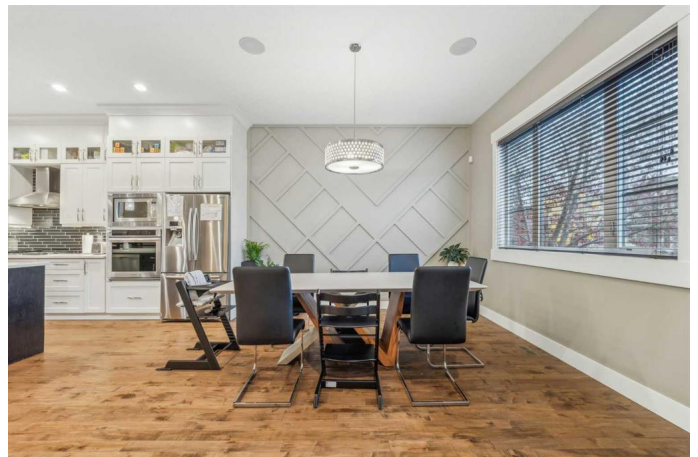
Tuxedo Park, Calgary, Alberta

This stunning semi-detached home in desirable Tuxedo Park offers the perfect blend of family living and vibrant inner-city vibes. With 4 spacious bedrooms, 3.5 bathrooms, and a thoughtful open-concept layout, there's room for both lively entertaining and everyday comfort. Stay cool all summer with central A/C, and escape to your own spa-like retreat in the primary ensuite, designed for pure relaxation. Stylish finishes, a functional flow, and a prime location close to schools, parks, shopping, and downtown Calgary make this home a rare find. Enjoy space for the whole family with the pulse of the city right at your doorstep!

Built in 2012

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247983               |
| Price          | \$849,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,867                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |



Status Active

### Community Information

Address 225 23 Avenue Nw  
Subdivision Tuxedo Park  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M1S3

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Refrigerator  
Heating In Floor, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Yard, Front Yard, Street Lighting, Treed  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 13th, 2025

|                |      |
|----------------|------|
| Days on Market | 10   |
| Zoning         | R-CG |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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