

# \$620,888 - 2, 132 23 Avenue Ne, Calgary

MLS® #A2226428

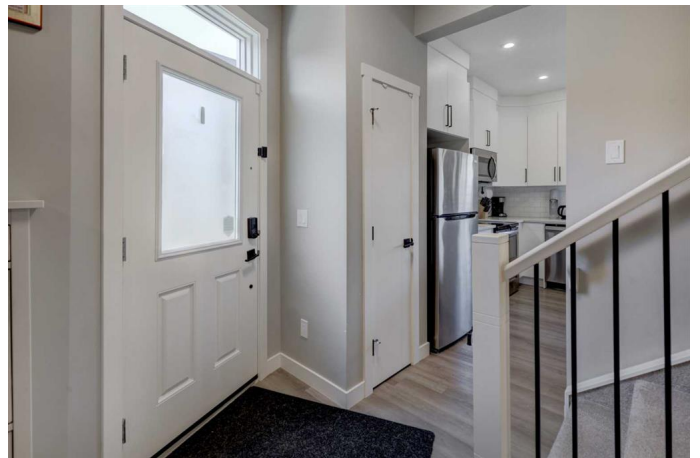
**\$620,888**

5 Bedroom, 4.00 Bathroom, 1,376 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

WITH REAL ESTATE YOU ALWAYS HEAR THE PHRASE \*\*\*LOCATION LOCATION LOCATION\*\*\* WELL THIS FABULOUS HOME HAS MORE THAN JUST LOCATION... IT IS A VERY CONTEMPORARY COMPLETELY DEVELOPED NEWER INNER CITY BEAUTY; \*\*\*\*PRICED BELOW CITY OF CALGARY ASSESSMENT\*\*\*\* FEATURING A TOTAL OF 5 BEDROOMS; 4 BATHROOMS; 2 PRIMARY (MASTER) BDR'S WITH ENSUITES. Just a few minutes WALK TO DOWN TOWN CALGARY. This lovely home is superbly located in Tuxedo Park which is a very popular and well-established Inner City community with schools, parks, close proximity to shopping, restaurants and transit. Tuxedo Park is One of the Inner City COMMUNITIES undergoing tremendously EXCITING re-development with half duplexes in the ONE MILLION DOLLAR PRICE RANGE. As you enter you are greeted by Beautiful Laminate Flooring; Top Quality High Ceilings and a Large Living Room with an attractive Gas Fireplace with a Mantle and Ceramic Tiled facing. The beautiful Kitchen Features Double Stainless Steel Sink and an abundance of Full Height Cupboards. Quartz Counter Tops; Lots of Counter Space with Ceramic Tiled Back Splash. Spacious Centre Island/Breakfast bar and also a Dining Room Area. Top Quality Stainless Steel Kitchen Appliance Package. Including Ceramic/Glass Top Electric Stove with four burners PLUS a WARM ZONE. There is also a Microwave Hood Fan and a 2-pce Main Floor Bathroom



with a Single Handle Faucet. NOTE All Sinks are Upgraded Undermount type. All upgraded Light Fixtures. The upper bedroom level features 3 Spacious bedrooms and 2 Bathrooms. The Large Main 4-pce Bathroom features the Bath Tub with Adjustable Height "Hand Shower" shower head and Single Handle Faucet. Full One-Piece Tub Surround. Enhanced with Sliding Glass Doors. Huge Primary/Master Bedroom with a Deluxe 3-pce Ceramic Tiled Floor to Ceiling Glass Enclosed Private Ensuite. Like the Main Bath you have a Adjustable Height "Hand Shower" shower head and Single Handle Faucet. Single handle Faucet also in the Vanity Sink. As you transition to the Basement Level You will Thoroughly enjoy the 2nd Primary/Master Bedroom with its SPA-LIKE Contemporary Dark Ceramic Tiled STEAM SHOWER With Glass enclosed Doors and "RAIN SHOWER" type Shower Head. Bedroom #5 is also on this Level as a part of the Professionally Developed Lower Level. With the increasingly warm Summer Days on the way, you will Bask in the Comfort of your CENTRAL AIR CONDITIONING. The Home also features a One Car Assigned Parking in the Fully Insulated Garage. With this Location you are seconds to Centre Street and mere minutes to Trans Canada Highway and Deerfoot Trail.

Built in 2020

### **Essential Information**

MLS® #	A2226428
Price	\$620,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,376
Acres	0.00

Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2, 132 23 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1V5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Garage Faces Rear, On Street, Alley Access, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Level, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	14
Zoning	M-C1

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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