

# \$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 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 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 facade + 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	89
Zoning	R-CG

### **Listing Details**

Listing Office	The Real Estate District
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