

# \$1,538,000 - 261 23 Avenue Ne, Calgary

MLS® #A2202695

**\$1,538,000**

7 Bedroom, 5.00 Bathroom, 3,174 sqft  
Residential on 0.13 Acres

Tuxedo Park, Calgary, Alberta

Video is ready for you to see! Step into this beautiful two-story in the heart of Tuxedo Park, offering 4,598 sq. ft. of luxurious living space designed for comfort, style, and smart investment potential. This property features A RARE LEGAL TWO-BEDROOM SELF-CONTAINED SUITE, making it perfect for multi-generational living or generating rental income.

As you walk through the front doors, you're welcomed by an open space that sets the tone for this elegant home. To one side, a dedicated office provides the perfect work-from-home setup, while a main-floor bedroom offers flexibility for guests or extended family. A full bathroom and convenient main-floor laundry, equipped with a tankless water system, add to the home's practicality.

The heart of the home is an open-concept living and dining area, where a cozy fireplace and tray ceiling add depth and visual. The butler's kitchen, complete with a walk-in pantry and counter spaces are ideal for hosting and entertaining!

Upstairs, an elegant iron spindle staircase leads you to a layout featuring a private gym with balcony access, a built-in study nook, a cozy flex area, and two oversized bedrooms with a shared Jack-and-Jill bathroom. But the jewel is the expansive master retreat, boasting its own rear balcony, a spa-like five-piece ensuite, and a walk-in closet!

The fully developed basement offers even



more space, with an additional bedroom, a full bathroom, and a spacious family room with a second fireplace, plus a bar or summer kitchen. The legal suite is truly a standout feature, with two bedrooms, a full bath, a fully equipped kitchen, a separate furnace, in-unit laundry, and a separate entrance, making it a perfect mortgage helper or guest suite. Outside, the low-maintenance south-facing concrete backyard with a gazebo, while the brick-paved front yard with a gated entrance offers two extra parking spots. A triple garage ensures ample space for vehicles and storage. The home has brand-new paint, and equipped with triple glazed windows, 9' ceiling on main floor and basement, central air conditioning, Kinetico water softener system, pot lights, and built-in speakers. Its prime inner-city location places you just minutes from SAIT, the University of Calgary, downtown, major roadways, and amenities. Whether you're looking for an exquisite family home or a lucrative investment opportunity, come to visit this Tuxedo Park beauty and make it your home!

Built in 2013

### **Essential Information**

MLS® #	A2202695
Price	\$1,538,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	3,174
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	261 23 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1V8

## Amenities

Parking Spaces	5
Parking	Parking Pad, Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, Granite Counters, Jetted Tub, Pantry, Separate Entrance, Vinyl Windows, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, See Remarks, Suite

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Pie Shaped Lot, Gazebo
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 15th, 2025
Days on Market	27
Zoning	R-CG

## Listing Details

Listing Office      CIR Realty

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