

**4, 115 23 Avenue NE**  
**Calgary, Alberta**

**MLS # A2276804**



**\$459,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, See Remarks, Skylight(s)		

**Inclusions:** T.V mounts

Discover refined urban living nestled in the heart of Tuxedo Park—one of Calgary's most convenient and charming inner-city neighbourhoods. Enjoy exceptional walkability to trendy shops, diverse restaurants, lush parks, golf courses, and top-rated schools, with seamless access to Highway 1, Deerfoot Trail, downtown Calgary, and the airport. This bright move-in-ready home showcases expansive windows flooding the space with natural light, tasteful neutral colors, and central air conditioning for year-round comfort. Step inside to an inviting main level featuring a spacious living room anchored by a cozy corner gas fireplace—perfect for relaxing evenings. Flow seamlessly into the dining area and white kitchen, complete with a generous island for casual meals, ample pantry storage, and convenient main-floor laundry. A stylish powder room and direct access to your private balcony complete this entertaining-friendly floor. Ascend to the upper level, where a luxurious spa-like bathroom awaits with dual sinks, a skylight bathing the space in sunlight, an oversized shower, and a jetted soaking tub for ultimate relaxation. Two well-proportioned bedrooms include the serene primary suite with soaring vaulted ceilings and its own exclusive balcony—an ideal retreat. The fully developed lower level offers a versatile third bedroom/den or media room with a full ensuite bath, plus direct entry to the attached single garage for added convenience. Multiple outdoor havens, including upper and lower balconies plus a ground-level deck, make al fresco dining and summer gatherings effortless. This Tuxedo Park treasure perfectly blends sophisticated style, practical design, and an unbeatable location—urban vibrancy meets tranquil escape. Don't miss this must-see home; check out the video in the media link and schedule your private viewing today!