

**217 23 Avenue NW**  
**Calgary, Alberta**

**MLS # A2200264**



**\$959,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,956 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

This beautifully upgraded semi-detached home offers modern living with high-end finishes throughout. The main floor features an open-concept layout with a stunning upgraded kitchen, complete with a huge island, premium appliances, and stylish finishes, flowing seamlessly into a bright living room with a cozy fireplace and soaring high ceilings. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with an ensuite bathroom and a large walk-in closet, plus the convenience of an upstairs laundry room. The fully finished basement includes a wet bar, an additional bedroom, and a full washroom, perfect for guests or entertaining. Outside, the south-facing yard provides ample natural light, and the double detached garage adds practicality. This home comes move-in ready with a full appliance package, window coverings, and an upgraded water system, in built speakers with sono' s speakers system and central vacuum along with front and back cameras . Located close to top-rated schools and all essential amenities, this is a perfect blend of comfort and convenience!