

\$1,249,000 - 112 24 Avenue Nw, Calgary

MLS® #A2213154

\$1,249,000

3 Bedroom, 4.00 Bathroom, 2,421 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Prepare to be captivated by this exquisite inner-city residence that boasts breathtaking downtown views! Spanning over 2,300 square feet, this home is a masterpiece of architectural design and modern elegance. As you step onto the main floor, you'll be welcomed by soaring 9-foot ceilings and rich hardwood flooring, all beautifully illuminated by pot lighting and stylish fixtures. The open floor plan is perfect for entertaining, featuring a convenient 2-piece powder room and a jaw-dropping kitchen that is sure to impress. This culinary haven is outfitted with premium cabinetry, an oversized quartz island, and high-end appliances, complemented by a spacious dining area that invites gatherings. The inviting sitting room, adorned with a stunning gas fireplace and ceramic tile surround, is enhanced by floor-to-ceiling windows that flood the space with natural light and provide easy access to the lush backyard. Ascending to the second level, you'll find two generously sized bedrooms, a well-appointed 3-piece bathroom, and a practical laundry area. The luxurious master retreat is a true sanctuary, featuring a custom-designed walk-in closet and a lavish 5-piece en-suite bathroom. Indulge in the deep soaker tub and refreshing rain showers that make leaving this oasis a challenge. The third level unveils a magnificent flex room, perfect for entertaining, complete with a wet bar and a recreational area. Step out onto the balcony to enjoy panoramic views of the city—an entertainer's



dream! The fully developed LEGAL basement provides additional space for family gatherings or entertaining, featuring a cozy family room, a fourth bedroom, a 4-piece bath, and a full kitchenette. The property also boasts a double car detached garage for your convenience. Further highlights of this exceptional home include large windows throughout, high-end light and plumbing fixtures, and multi-zone speakers for your enjoyment. The fully landscaped backyard features a stamped concrete area, ideal for outdoor entertaining. Located just minutes from the city core and mere steps from parks, schools, and pathways, this home is not only a stunning living space but also a lifestyle opportunity. You will undoubtedly be the envy of the neighborhood! Donâ€™t miss your chance to make this dream home yours!

Built in 2022

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2213154 |
| Price | \$1,249,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,421 |
| Acres | 0.14 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 3 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 112 24 Avenue Nw |
| Subdivision | Tuxedo Park |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 1W9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Open Floorplan, Pantry |
| Appliances | Dishwasher, Dryer, Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 46 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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