

\$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, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Living Room, Stone, Raised Hearth |
| Has Basement | Yes |
| Basement | Finished, See Remarks, Suite |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 23 |
| Zoning | R-CG |

Listing Details

Listing Office CIR Realty

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