# \$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.

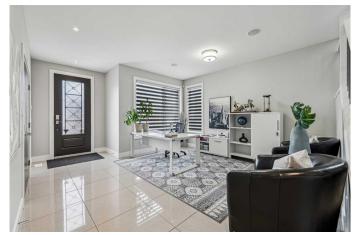
As you walk through the front doors, you're welcomed by an open space that sets the tone for this elegant home. To one side, a dedicated office provides the perfect work-from-home setup, while a main-floor bedroom offers flexibility for guests or extended family. A full bathroom and convenient main-floor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

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 Pad, Triple Garage Detached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Double Vanity, French Door, Granite Counters, Jetted

Tub, Pantry, Separate Entrance, Tray Ceiling(s), Vinyl Windows

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, Raised Hearth, Stone

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 35

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.