

\$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! Don'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

Date Listed	May 17th, 2025
Days on Market	34
Zoning	R-C2

Listing Details

Listing Office	LPT Realty
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