

# \$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	52
Zoning	R-C2

### Listing Details

Listing Office	LPT Realty
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