

236 23 Avenue, Calgary T2M 1S2

MLS®#: **A2176219** Area: **Tuxedo Park** Listing Date: **10/31/24** List Price: **\$789,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **2,981 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Level**
 Park Feat: **Alley Access,Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,817**
 Low Sqft:
 Ttl Sqft: **1,817**

DOM

51
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Composite Siding,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`10" x 13`1"	Living Room	Main	17`5" x 14`8"
Dining Room	Main	13`0" x 10`11"	Laundry	Second	7`11" x 5`4"
Family Room	Basement	21`5" x 13`5"	Furnace/Utility Room	Basement	11`1" x 7`8"
Storage	Basement	8`9" x 5`4"	Bedroom - Primary	Second	15`4" x 12`10"
Bedroom	Second	12`5" x 9`11"	Bedroom	Second	12`6" x 9`9"
Bedroom	Basement	16`9" x 8`7"	2pc Bathroom	Main	5`7" x 4`10"
4pc Bathroom	Second	8`11" x 4`11"	5pc Ensuite bath	Second	11`9" x 8`4"

4pc Bathroom

Basement

8`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

21290

Zoning:
R-CG

Remarks

Pub Rmks: **Excellent value for a modern home with all the functional design to meet your needs, with luxury finishings and style. With aggregate walks and Hardie board details, a quality finish with a traditional character style the exterior expresses attractive curb appeal. There is a formal front dining room, a spacious front foyer, and attractive hardwood floors through the main level. The central kitchen with granite counters, has wood cabinets, stainless steel appliances, a corner pantry, and a large center island. The living room enjoys a natural gas fireplace with slate stone surround, and a half bath and closet storage complete the main floor with the three bedrooms upstairs, 2 full bathrooms, and an elegant full primary ensuite & walk-in closet. The upper level enjoys vaulted ceilings and is light and bright. The basement is fully developed, with a 4th bedroom and third full bathroom. Plenty of storage a two-car detached garage and a fully fenced backyard. In TuxedoéMt Pleasant this community provides ease of access to all sectors of the city, including downtown, the airport, shopping, all levels of schools, and a great collection of shops and amenities walkable from 4 ST NW to Edmonton Trail. Act fast, this home surely will not last.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer & Dryer, Window Coverings, Garage Door Opener**

Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









