



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 24 Avenue, Calgary T2M1X1**

MLS®#: **A2181673**

Area: **Tuxedo Park**

Listing Date: **11/30/24**

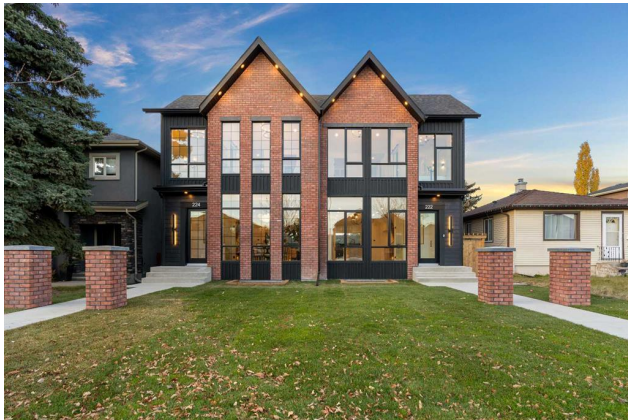
List Price: **\$1,174,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,988**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft:

**1,988**

Lot Sz Ar:

**5,995 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Landscaped,Rectangular Lot**

**Double Garage Detached**

DOM

**21**

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**

Sewer:

Ext Feat: **Other**

Construction:

**See Remarks**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 9`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 20`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 14`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`6" x 8`5"</b>
<b>Office</b>	<b>Main</b>	<b>5`8" x 5`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 11`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>8`4" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 18`11"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>8`5" x 6`4"</b>
<b>Other</b>	<b>Basement</b>	<b>5`8" x 10`5"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>9`0" x 11`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`0" x 14`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`2" x 11`0"</b>

2pc Bathroom  
5pc Ensuite bath

Main  
Second

5`5" x 4`10"  
9`5" x 16`0"

4pc Bathroom  
4pc Bathroom  
Legal/Tax/Financial

Second  
Basement

9`6" x 4`11"  
9`0" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

**2617AG**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**~Unmatched ~ Nestled in one of the most sought after inner city neighborhoods; this exceptional home offers the perfect blend of high end finishes + modern design. Minutes from downtown, steps from Mount Pleasant Park + trendy local cafes, you will love living here. With every detail curated to elevate your lifestyle, this home is a sanctuary that provides the comfort, elegance + convenience you've been searching for. Upon entry, and as you discover this home, you will note that no expense has been spared in creating a space that is as luxurious as it is functional. The open-concept floor plan is a masterpiece of modern design, featuring expansive living spaces that flow effortlessly from one to the next. At the heart of the home, a sprawling 14-ft kitchen island serves as both a functional workspace + stunning centrepiece, perfect for entertaining or casual meals. The sun-soaked front dining room offers a serene spot to enjoy your morning coffee, while the adjacent home office provides an inspiring space for virtual meetings or focused work. The custom under-cabinet lighting creates an inviting atmosphere, stunning in the evening hours, while the rear living room is anchored by a striking Napoleon gas fireplace, both elegant + efficient, offering warmth + an area to gather. A stylish rear mudroom with ample storage space provides a practical + chic entryway, seamlessly leading to a beautifully designed half bath. Superior finishes including arched doorways, white oak engineered hardwood, wall detailing + gleaming quartz countertops, provide a sense of refinement at every turn. The master ensuite + primary bedroom with intricate ceiling design, are the cornerstone of this home, elevating its opulence. The spa-like ensuite feels like a five-star hotel, with heated floors to keep you cozy and relaxed year-round. Every element has been meticulously chosen to create a tranquil retreat, making it the perfect place to unwind after a long day. With a floating vanity; large soaker tub + calming color palette, the master retreat offers a true sense of escape and indulgence. On the second level you'll find secondary bedrooms + laundry room channeling a quaint farmhouse aesthetic, with rustic charm + functional layout. This space is both beautiful + practical, providing a cozy vibe. The lower level offers a fourth bedroom, an impressive wet bar, a welcoming living room, and a dedicated fitness retreat—perfect for housing your equipment or designing a space for yoga, pilates, or any fitness routine that fits your lifestyle. Whether you're working out, stretching, or simply enjoying the open space, this basement gym is the epitome of comfort + utility. The exterior of this home is as impressive as its interior, combining durability with curb appeal through its striking brick façade + wrapped Hardie siding. Towering aluminium windows elevate the design + showcase the majestic light fixtures, while the expansive Duradeck with roughed in gas line creates an ideal outdoor retreat.**

Inclusions:  
Property Listed By:

**See Remarks  
The Real Estate District**

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

