

\$1,685,000 - 232 23 Avenue Ne, Calgary

MLS® #A2265820

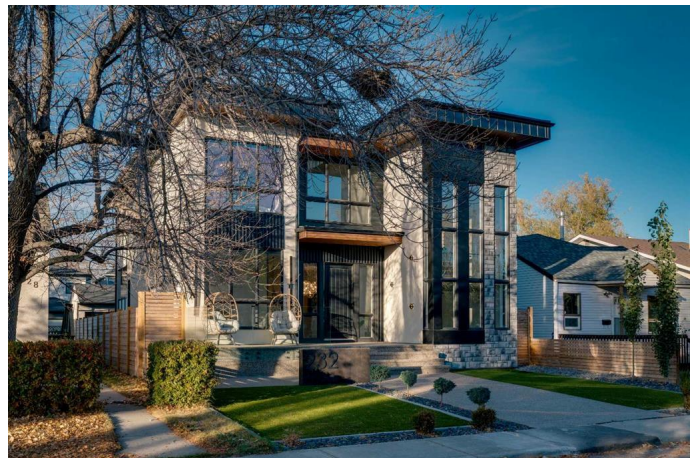
\$1,685,000

4 Bedroom, 4.00 Bathroom, 2,861 sqft

Residential on 0.11 Acres

Tuxedo Park, Calgary, Alberta

CUSTOM 2-STOREY DETACHED HOME | MAINTENANCE FREE LANDSCAPING | 4 BEDS | 3.5 BATHS | OVERSIZED 4 CAR GARAGE | OVER 2,800 SQFT ABOVE GRADE | UPGRADED SHOW PIECE FLOATING STAIRCASE | BONUS ROOM | CENTRAL VAC SYSTEM | AC UNIT | FULLY EQUIPPED SECURITY AND SOUND SYSTEM. | Welcome to a stunning custom-built luxury home in the well-known community of Tuxedo Park, offering over 2,800 sq ft above grade and tastefully designed with 4 bedrooms and 3.5 bathrooms. The modern architectural design complements the exterior entrance with stunning metal cladding detail, and modern stone feature designs enhance the floor-to-ceiling windows with a black and off-white stucco appearance. This home is like no other, featuring a detached 4-car garage with an upgraded third full-sized garage door for multi-use convenience, providing access to your fully landscaped private backyard oasis. As you enter the main floor, you'll be greeted by an open-concept floor plan curated for all your needs, featuring white oak hardwood on two floors with herringbone detail throughout and oversized windows that flood the home with natural light. At the heart of the home, the chef's kitchen showcases top-of-the-line Jenn-Air appliances, upgraded quartz countertops, a backsplash and a hood fan with a custom island. Additional highlights include a main-floor office upgraded with floor-to-ceiling glass walls, an exclusive lighting package,



interior speakers, solid custom wooden 8ft doors, built-in walk-in closets in every room with hidden door features, upgraded in-floor heating systems, custom wooden millwork throughout the home. The luxurious primary suite has a floor plan with convenient access to the laundry room as you walk through a fully custom oversized walk-in closet with floor-to-ceiling built-ins. A hotel spa-like ensuite featuring a double sided fireplace complimenting the free standing tub, his and hers vanities, a full custom steam shower. The fully developed basement enhances the home with a large open-concept recreation room featuring black custom herringbone floors, a wet bar, a additional bedroom, and a full bathroom. The finishes of this home are like no other.

Built in 2023

Essential Information

MLS® #	A2265820
Price	\$1,685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,861
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	232 23 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary

County Calgary
Province Alberta
Postal Code T2E1V7

Amenities

Parking Spaces 4
Parking Alley Access, Quad or More
of Garages 4

Interior

Interior Features Bar, Built-in Features, Central Air Conditioning, Kitchen Island, No Animal Counters, Recessed Lighting, Hardwood Floors, Ready for Data, Wired for Sound, Natural Gas
Appliances Bar Fridge, Built-In Oven, Dishwasher, Electric Range, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating Forced Air, Natural Gas
Cooling Central Air, Full
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Family Room, Gas, Master Bedroom, Tile, Decorative
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Lighting, Private Yard
Lot Description Back Yard, Landscaped, Level, Low Maintenance Landscape, Private
Roof Asphalt Shingle
Construction Stone, Stucco
Foundation Poured Concrete

Additional Information

Date Listed October 20th, 2025
Zoning R-CG

Listing Details

Listing Office Real Broker



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