

**236 23 Avenue NW**  
**Calgary, Alberta**

**MLS # A2176219**



**\$789,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

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

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 Tuxedo&eacute;Mt 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.