

\$1,099,999 - 223 29 Avenue Nw, Calgary

MLS® #A2229022

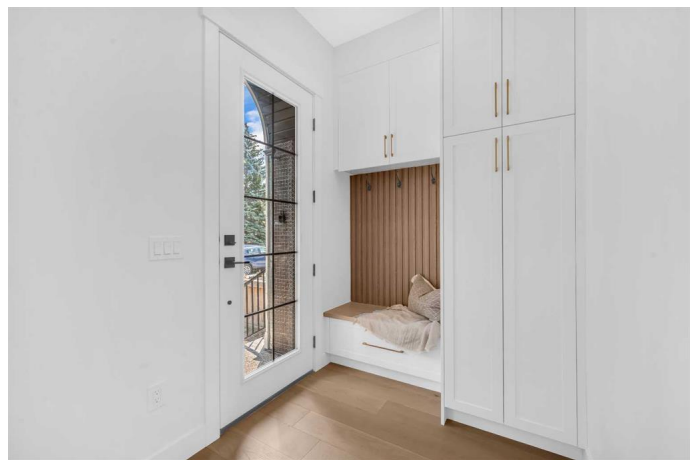
\$1,099,999

4 Bedroom, 4.00 Bathroom, 1,953 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Discover the epitome of inner-city living with this custom-built home boasting over 2,800 sqft of meticulously designed living space in the highly sought-after community of Tuxedo Park! With 4 BEDROOMS, 3.5 BATHROOMS, a GYM, WET BAR, REC SPACE, and a WALK-OUT BASEMENT, this home is the perfect fit for families who love to host and entertain. Heading inside, you're greeted with a large open concept layout full of natural light, a built-in bench and closet, dual mudrooms, and a POCKET OFFICE with custom built-ins - perfect for remote work or to study. The kitchen is truly a chefs dream - featuring a striking 14-ft island, stainless steel appliances, and a built-in wall oven and microwave. The living room features a gas fireplace, custom built-ins, and a rear bi-parting patio door which opens directly to your deck, perfect for indoor-outdoor enjoyment. Upstairs, the luxurious primary suite offers a massive walk-in closet, and a stunning 5-piece ensuite with IN-FLOOR HEATING, recessed ceiling, free-standing tub, and a full-height tiled shower, niche and bench. Two additional bedrooms, each with its own walk-in closet, a centrally appointed 4-piece bathroom along with an upper laundry room finish off this level. The fully developed basement delivers a GYM, wet-bar, large recreation area, and another large bedroom and 4-piece bathroom. The basement is also a walk-out, making it perfect for those that love to entertain or enjoy the outdoors. All of this in magnificent Tuxedo



Park - just minutes to downtown, easy access to all major roads, and close proximity to excellent schools and top post-secondary campuses. Situated on a peaceful, tree-lined street and in one of Calgary's most desirable neighbourhoods, this is not a property that you want to miss. You still have time to select your own finishes and truly make this home your own! Featured photos are from a similar project by the same builder. RMS measurements are based on the builder's plans and are subject to change upon completion. *THE BUYER STILL HAS THE OPTION TO ADD A 2 BEDROOM LEGAL SUITE*

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2229022 |
| Price | \$1,099,999 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,953 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 223 29 Avenue Nw |
| Subdivision | Tuxedo Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M2M2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Faces Rear, On Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Courtyard, Lighting, Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle, Metal |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 12 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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