

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

MLS® #A2229022

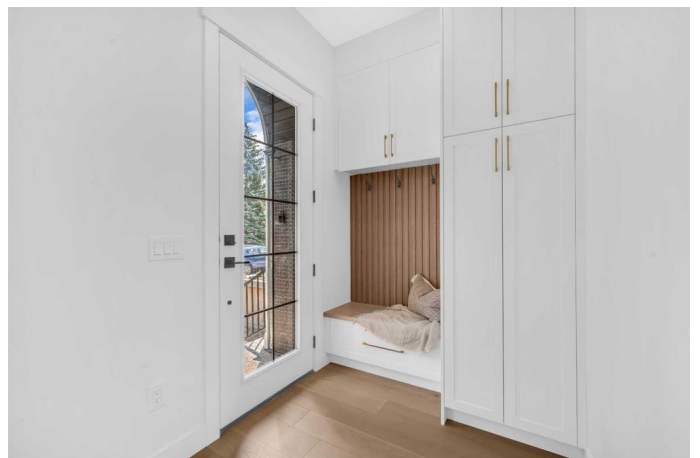
**\$1,099,999**

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.

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, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Sump Pump(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge, Built-In Oven, Gas Cooktop                                                                     |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                                                                                     |
| Cooling           | Rough-In                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Finished, Full, Walk-Out, Exterior Entry                                                                                                                                                     |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 148            |
| Zoning         | R-CG           |

## Listing Details

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

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