

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

MLS® #A2229022

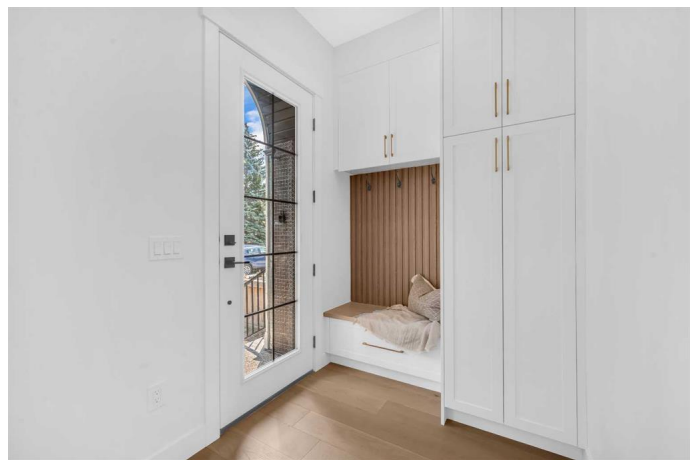
**\$1,099,999**

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 | 98             |
| Zoning         | R-CG           |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.