

# \$887,400 - 231 26 Avenue Nw, Calgary

MLS® #A2244766

**\$887,400**

3 Bedroom, 4.00 Bathroom, 1,890 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Situated on a gorgeous tree lined street in Tuxedo Park, this stunning semi-detached infill offers exceptional living with its meticulously designed layout and proximity to charming outdoor spaces. JUST A STONE'S THROW TO CONFEDERATION PARK and conveniently located less than ten minutes from downtown. The well thought out floor plan emphasizes both space and functionality with a large island kitchen, a chef's dream featuring abundant cabinetry, granite countertops, a five-burner gas stove, a walk through pantry with built in cabinetry and a second fridge. The open living room with a large south facing window is filled with natural light and has a beautiful fireplace feature wall. Many CUSTOM BUILT IN CABINETS throughout, a distinctive open riser staircase to the upper level with three large sized bedrooms, including a king sized primary bedroom with garden doors to a private balcony, a well organized walk in closet and an elegant, relaxing ensuite which features a stand alone soaker tub, double vanity, walk in shower and a two sided gel fireplace for added ambiance. The fully finished basement extends the living space with a fourth bedroom (currently used as an office), a large 149 sq ft multi use flex room (currently used as a gym), and a spacious family room with a overhead projector and screen, as well as a beautiful built in feature wall with the home's third fireplace. The south facing fully fenced backyard with a very PRIVATE SUNKEN



STONE PATIO, is perfect for entertaining or for enjoying some well deserved down time. This pristine home has been loved and extremely well cared for by current owners since new and is ideal for the discriminating buyer who desires a turnkey lifestyle, offering comfort and luxury with nothing left to do but move in and enjoy.

Built in 2014

### **Essential Information**

MLS® #	A2244766
Price	\$887,400
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,890
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	231 26 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2E1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.