



GRASSROOTS
REALTY GROUP

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1441 23 Street SW
Calgary, Alberta

MLS # A2224800



\$2,395,000

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|------------------|---|---------------|-------------------|
| Division: | Scarboro/Sunalta West | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,344 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, L | | |

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|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: 2nd Bar Fridge, 2nd Air Conditioner, TV Wall Mounts, All Built-in Speakers, Hot Tub, All Media Room Equipment including Projector Control 4 System.

This beautifully designed home blends modern elegance, warm functionality, and views of the downtown skyline, offering the perfect balance between urban energy and residential calm. The location is unmatched, just minutes to the city centre yet tucked in a residential enclave with tree-lined streets and a true neighbourhood feel. Inside, a light-filled foyer leads into sprawling open-concept living spaces where 9’ high ceilings and large windows allow sunlight to pour through the main floor. The heart of the home is the chef-inspired kitchen, featuring quartz counters, 6-burner gas cooktop, sleek cabinetry, generous storage, and a large central island with breakfast bar that invites connection. Adjacent is a dedicated dining area with a built-in bar for effortless hosting, and an impressive living room warmed by a contemporary linear gas fireplace with a statement making concrete mantle. Whether it’s a casual weeknight with kids or a lively dinner party with friends, this layout rises to the occasion. A private office with French doors and built-in workstations makes work-from-home days a breeze. The large walk-in pantry and mudroom keep everyday life organized and stress free. Upstairs, the library opens onto a secluded balcony with spectacular views, made for quiet reflection and a morning coffee. A welcoming bonus room provides a spot for kids to play or the whole family to reconnect. The primary bedroom is a serene retreat offering ample space for a seating area, a large walk-in closet, and an ensuite that blends function and comfort with double sinks, a soaking tub, and an oversized shower. Two additional bedrooms with window benches and walk-in closets, a dual-sink bathroom, and a laundry room complete the upper level. Downstairs, the fully developed basement offers a recreation room ideal for movie nights or entertaining complete with a projector,

screen, and a wet bar with wine fridge. Two more bedrooms, a full bathroom, and a wine/storage room complete this level. Outside, the west-facing backyard sets the stage for unwinding, with a large patio and a hot tub bordered by mature trees and garden beds. An attached double garage adds convenience to this impeccably designed home. Located in one of Calgary's most historic and desirable city-centre neighbourhoods, this home offers quick access to downtown, vibrant 17th Avenue, the LRT, Shaganappi Golf Course, off-leash dog parks, playgrounds, and scenic walking paths. With its blend of city access and quiet residential charm, this home is crafted for elevated family living, where life is easy, space is generous, and your Scarboro/Sunalta West story begins.