



GRASSROOTS
REALTY GROUP

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2311 23 Avenue SW
Calgary, Alberta

MLS # A2226033



\$1,350,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,529 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

****Check out the 3D tour**** Nestled in the highly sought-after neighbourhood of Richmond, with convenient access to Crowchild Trail and just minutes from downtown, this stunning one of a kind three-level modern home seamlessly blends luxury, style, and functionality. As you step inside, you're greeted by a spacious formal dining room, 10 ft ceilings setting the tone for elegance throughout. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, high-end S/S appliances, and custom ceiling-height cabinetry. The open-concept living room offers a cozy gas fireplace with built-ins and flows effortlessly onto the back deck through patio doors, perfect for indoor-outdoor living. The main floor also includes a thoughtfully designed mudroom and a powder room. Second floor, the primary suite is a luxurious retreat, boasting a spa-like 5-piece ensuite with a walk-in shower, free-standing tub, dual vanities, and a spacious walk-in closet. The second bedroom, complete with a built-in closet, also includes its own full bathroom. An additional office space on this level provides versatility, complemented by a convenient laundry room. The third level is an entertainer's haven, featuring a bright living area that opens to a private balcony with breathtaking views, a wet bar, and another primary bedroom with an ensuite bathroom offering heated floors, smart toilet, steam shower and an expansive walk-in closet. Other upgrades also included are hardwood floors through out the 3 floors, smart switches, built-in speakers, RI for security cameras and AC. The fully finished basement offers exceptional flexibility, Perfect legal suite (Subject to City of Calgary approval) for a potential income or guest accommodations. It offers 9 ft ceilings that includes a living room, kitchen, separate laundry, a full bathroom, and two bedrooms.

Outside, the double-detached garage provides secure parking and extra storage. Situated in a prime location close to parks, shops, restaurants, and top-rated schools, this home is the perfect blend of modern design, high-end finishes, and unbeatable convenience. Please note: the 2Pc washroom as per plans in the basement has been converted into a closet. Also, the buyers have the option to convert the legal suite to a wet bar and rec room (Subject to City of Calgary approval).