



GRASSROOTS
REALTY GROUP

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1603 23 Street NW
Calgary, Alberta

MLS # A2232733



\$1,900,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,132 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Drive Through, G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, F		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned	Water:	
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Garage door opener, remote blind in the kitchen, smart thermostats, steam shower, in floor boiler heat in basement, steam shower, sump pump, electrical panel in garage, third garage door for storage of vehicle on rear patio, awning on dining room kitchen window.

Modern executive 4 bedroom walk out west backyard in stunning Briar Hill. NEWLY RENOVATED -New flooring main floor, upper hallway and three bedrooms, new Paint in basement completed April 2025. Step inside to discover this open man floor enhanced by natural light from the west-facing windows. Brand new Wide plank flooring and marble tile detailing greet you at the grand entrance now flush between the living and dining room. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a gas fireplace and a dining space featuring a high ceiling's bathed in natural light. The chefs white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas oven range, a built-in Wolf steam oven, and a built- in Wolf coffee - espresso maker. A wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom side entrance. Upstairs, you will find brand new flooring-three generously sized bedrooms and a stylish loft. (all carpet now removed from bedrooms) The custom curved, open-tread carpeted staircase leading to and from New floors in the upper landing create a stunning focal point. Each bedroom features a full ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower. The newly painted white -fully developed walkout basement , with heated concrete painted epoxy flooring is accessible via two separate stairwells and includes a laundry room with a sink, space for Pool table and theatre room, fourth bedroom, full bathroom, and a rec room with a wet bar and bar refrigerator. Basement also features

a dedicated storage room with ventilation and a separate door. back door and sliding patio doors lead to the walk out sunny west backyard, making this home perfect for entertaining and relaxation. The double detached garage with separate electrical panel has private alley access. Includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage. This home is very bright and conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!