



GRASSROOTS
REALTY GROUP

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1912 23 Avenue NW
Calgary, Alberta

MLS # A2237765



\$1,149,900

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,271 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Enclosed, Garage Door Opener, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, In Floor, Electric, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	All TV Wall mounts		

A beautiful home with nearly 3,200 square feet of developed space (2,271 square feet above grade) in the fabulous inner-city community of Banff Trail/Capitol Hill. As you enter this well-maintained home, you'll immediately notice the soaring 10-foot ceilings and a spacious office at the front of the house. Throughout the main floor, you'll fall in love with the high-quality engineered hardwood flooring, a stunning oversized quartz countertop in the kitchen—perfect for hosting and entertaining—and a chef's kitchen. At the rear of the home, there is a cozy living room with oversized windows, a tucked-away 2-piece powder bathroom, and access to the backyard and detached garage. Upstairs, you'll find a rare bonus room (a sought-after feature in infill homes) and three spacious bedrooms. The primary bedroom boasts a large walk-in closet, and the ensuite offers a spa-like experience with a soaker tub and steam shower. Descending to the fully finished basement, you'll discover 9 foot ceilings, a large rec room, a versatile flex room (currently used as a gym), a fourth bedroom, and an additional full bathroom. Thanks to the lot's depth, the backyard is larger than most similar homes, providing ample outdoor space. By far the best value in the area! Lastly, the home has central air conditioning to keep you cool during the hot summer days!