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2015 23 Avenue NW Calgary, Alberta

MLS # A2260186



\$1,175,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,964 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Water: **Heating:** Forced Air Sewer: Floors: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade Exterior: Zoning: Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar

Inclusions: Basement's: Electric Stove, Dishwasher, Microwave/Hood Fan, Refrigerator, Washer, Dryer

*** SEE THE VIRTUAL TOUR *** Welcome to this stunning brand-new side-by-side duplex located in the desirable community of Banff Trail. With its stylish mixture of Stucco and Hardie board exterior, a concrete walkway leading to the house, along with concrete stairs at both the front and back, a spacious concrete patio in the backyard and composite WPC fence between the two houses. Step inside to find a welcoming foyer that opens into a large dining area. The modern kitchen is equipped with sleek cabinetry, stainless steel Bosch appliances, and a luxurious granite leather island and countertops. The large and spacious living area with a large window overlooking the sunny backyard. The main floor also includes a beautiful powder room and a convenient mudroom leading to the backyard. Upstairs, you'll discover a generously sized master bedroom complete with a walk-in closet and a stunning modern ensuite bathroom featuring a double vanity, standalone tub, tiled floors, quartz countertops, and a beautifully tiled shower. Additionally, the second floor hosts two other spacious bedrooms and a cozy loft, perfect for an office space. The laundry room is conveniently located upstairs, alongside the main bathroom, which also boasts a double vanity, tiled floors, and quartz countertops. Hardwood flooring graces the main floor and the hallways of the second floor, including the master bedroom. The basement features a separate entrance leading to a legal suite with two bedrooms, a separate furnace, and LVP flooring throughout. This suite includes a full kitchen with quartz countertops and stainless steel appliances, as well as a complete laundry setup, making it an ideal income generator while you enjoy luxurious living upstairs. Additional highlights include a double detached garage, 10-foot ceilings on the main floor and 9-foot ceilings on the second floor and basement, two

