



GRASSROOTS
REALTY GROUP

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2317 23 Avenue SW
Calgary, Alberta

MLS # A2262839



\$980,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,385 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, 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, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Additional bar fridge, 1 TV mount & 1 TV, Russound receiver, garage cabinets, garage heater.

Meticulously cared for & beautifully updated 3+2 bedroom home in the established community of Richmond, offering over 3400 sq ft of living space! The main level presents new hardwood flooring & high ceilings, showcasing the front living room anchored by a floor to ceiling fireplace that transitions to the refreshed kitchen, tastefully finished with new counter tops & island/eating bar with new light fixtures, freshly painted cabinets, new backsplash & stainless steel appliances. The dining area provides ample space to host family & friends. Completing the main level is a mudroom with California Closet coat area plus a 2 piece powder room. An open riser staircase leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room. The primary retreat with modernised fireplace & Juliet balcony boasts a walk-in closet & secluded 5 piece ensuite with dual vanities, relaxing soaker tub & rejuvenating steam shower. The third level with vaulted ceiling is a great entertaining space featuring a large family/media room with fireplace & balcony access, wetbar & 2 piece bath. Basement development includes new carpet, huge recreation room with California Closet built-ins, two additional bedrooms, 3 piece bath, wine cellar & plenty of storage. Other notable features include fresh paint throughout, central air conditioning & built-in speakers throughout. Outside, enjoy the lovely front garden with patio & sunny south back yard with patio that can be sheltered by an awning. Parking is effortless with a double detached garage. The location is incredibly convenient, steps to 2 parks & close to schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available!