



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1603 23 Street NW
Calgary, Alberta

MLS # A2264318



\$1,850,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,147 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Drive Through, Heated Garage, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Humidity Control, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	Remote blind in the kitchen, smart thermostats, steam shower, in-floor boiler heat in the basement, sump pump, electrical panel in the garage, third garage door for storage of vehicle on rear patio, awning on dining room window		

Recently renovated to achieve the perfect harmony of sophistication, light & function, this luxurious inner-city residence offers over 4,800 sq. ft. of refined living space backing west amid treetop outlooks & glowing sunset skies. A dramatic entry sets the tone with wide plank hardwood & a marble inlay, leading to soaring ceilings framed by custom millwork, exposed beams & black-clad windows that capture every nuance of daylight. French doors open to a private office detailed with built-ins, creating an ideal work-from-home sanctuary. The heart of the home is an exquisite designer kitchen that balances modern minimalism with warmth, showcasing pristine white cabinetry contrasted by rich wood accents, a waterfall-edge granite island & professional-grade Wolf appliances including a 6-burner gas range, steam oven & built-in espresso system. A curved wet bar & walk-through butler's pantry enhance the home's entertaining flow. Beyond, the dining room's double-height ceiling, sculptural chandelier & wall of glass doors invite connection between indoors & out, while an automated awning provides shade over the upper deck for sunset dinners. The adjoining living room blends quiet luxury with comfort around a sleek linear fireplace wrapped in full-height marble, its ambiance carried by soft recessed lighting & serene west views. Ascend the glamorous curved staircase illuminated by a cascading crystal chandelier to the upper level. French doors lead to a sumptuous primary retreat where a private balcony, spa-inspired ensuite with steam shower & soaker tub, and a custom dressing room create a boutique-hotel experience. 2 additional bedrooms, each with its own ensuite, complete this level. The fully finished walkout lower level continues the home's refined aesthetic, offering a seamless blend of comfort & sophistication. Heated epoxy floors

provide quiet warmth underfoot, while a sleek wet bar invites easy entertaining & relaxed evenings with friends. The spacious recreation area is ideal for movie nights or game-day gatherings, complemented by a well-appointed fourth bedroom & a stylish full bath for guests. A versatile den adds flexibility for a gym, yoga studio or private theatre, & dual stairwells connect this level effortlessly to the rest of the home for exceptional flow. Outside, the fenced west yard offers ample green space for relaxation or play, with a detached double garage featuring its own electrical panel, drive-through door & additional RV parking. Thoughtful upgrades include remote blinds, smart thermostats, tankless water heating, central air conditioning, in-floor boiler heat, sump pump & central vacuum. Perfectly positioned within Hounsfield Heights/Briar Hill, this exceptional property offers unmatched access to parks, top schools, SAIT, Kensington, the Bow River pathway system, North Hill Centre, hospitals, downtown & the mountains beyond—all wrapped in elevated design & timeless luxury!