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2319 23 Avenue SW Calgary, Alberta

MLS # A2271473



\$899,900

Division:	Richmond			
Туре:	Residential/Duplex			
Style:	2 Storey, Attached-Side by Side			
Size:	1,758 sq.ft.	Age:	2011 (14 yrs old)	
Beds:	4	Baths:	3 full / 1 half	
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage			
Lot Size:	0.06 Acre			
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Lev			

Water: **Heating:** Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Garage door opener remotes x 2

Welcome to Richmond/Knob Hill! This beautifully finished home offers 4 bedrooms, 3.5 bathrooms, a thoughtful layout, and a fully developed basement—truly a standout property. The bright, open-concept main floor features 9-foot ceilings, hardwood floors, and oversized windows that fill the space with natural light. The tiled front entry includes a spacious closet with French doors and custom organizers (no wire shelving in this house!), leading into a generous living room perfect for entertaining or settling in for a movie night. The chef-inspired kitchen boasts quartz countertops, a large island, ceiling-height cabinetry, a gas cooktop, built-in wall oven and microwave, and a pantry with custom shelving. It flows seamlessly into the dining area, which comfortably seats eight and is anchored by a gas fireplace with built-ins and a south-facing window. A discreetly positioned 2-piece powder room and a mud room with French door closet and additional built-ins complete the main level. Upstairs, an extra-wide staircase and skylight create an inviting transition to the second floor, where you'll find 9-foot ceilings and an ideal layout. The private primary suite overlooks the backyard and includes a spacious 5-piece ensuite with dual vanities, a deep soaker tub, an oversized shower, and a dreamy walk-in closet with extensive built-ins. Two additional large bedrooms sit at the opposite end of the home, each with built-in closets, large windows, and a shared balcony complete with soffit lighting. A 4-piece bathroom with quartz countertop and a dedicated laundry room with soft-close cabinetry complete this level. The basement feels anything but below-grade, thanks to large windows and cozy in-floor heat. The rec room offers a great space for family time and includes a well-appointed wet bar. A fourth bedroom with two windows and a huge walk-in closet sits next to a

south facing backyard features a lovely deck and leads to a detached double garage (insulated and drywalled). *BONUS - central vac rough-in, sump pump, freshly painted, professionally cleaned and move-in ready!	