



**GRASSROOTS**  
REALTY GROUP

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806 23 Avenue SE  
Calgary, Alberta

MLS # A2271730



**\$1,275,000**

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	High Efficiency, Exhaust Fan, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Wet Bar		

Inclusions: None

Welcome to Ramsay and its newest luxury infill on the picturesque 23 Ave SE. This exceptional residence blends architectural character with modern design, offering timeless curb appeal with its triple-arch front elevation, extensive masonry detailing, and durable Hardie Board siding—all beautifully complimented by low-maintenance landscaping. The moment you step inside, you'll experience the scale and craftsmanship that set this home apart: an impressive 11-ft ceiling paired with a 10-ft custom entry door and oversized Lux windows, flooding the main floor with natural light. The open-concept layout is anchored by a showpiece 14-ft quartz waterfall island, micro shaker cabinets, perfect for hosting and everyday living, complemented by a gas fireplace and a stunning designer powder room—all completed with continuous, site-finished engineered hardwood flooring. The upper level offers three bright and spacious bedrooms, thoughtfully planned for daily comfort. The primary suite is a true retreat, featuring a soaring 13-ft vaulted ceiling, heated tile flooring in the spa-inspired ensuite, and a custom walk-in closet highlighted by a dramatic barrel ceiling and continued hardwood flooring. The fully developed basement provides additional living and entertainment space, including a fourth bedroom, large recreation room, and a chic cocktail bar for hosting in style. Located just steps from Downtown, breweries, coffee shops, restaurants, parks, and a K-6 school, this address offers the perfect balance of lifestyle and convenience. Estimated completion: January 2026. Secure your opportunity early—homes in this community do not last.