



GRASSROOTS
REALTY GROUP

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

1708 23 Avenue NW
Calgary, Alberta

MLS # A2271997



\$949,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,994 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot, See Remarks		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: non

Located in the popular neighborhood of Capital Hill and with in walking distance of three schools, Capital Hill School, St Ecole Pius School, Branton Junior High plus the world renowned Southern Alberta Institute of Technology (SAIT). Lots of biking, walking paths and parks not to mention close proximity to downtown and the Foothills Hospital. This modern open plan semi-attached has everything a family wants in a home. As you enter to your right is a main floor den or office your choice. You then enter the spacious kitchen with granite countertops, stainless steel appliances, gas stove ideal for those who love the art of cooking. The family room off the kitchen offers easy conversation plus the gas fireplace warmth. Right off the family room is a large deck ideal for outdoor relaxation a great spot to barbeque as you look onto a large rear yard with lots of room for outdoor activities despite the fact that there is a large double detached garage to shelter two cars from the winter elements. On the second level the primary bedroom not only will accommodate a king size bed but still offers room to sit and relax. Lets not forget the large dual sink ensuite and walk in closet. Besides two additional bedrooms the second level has the built in laundry room so no more hauling laundry up and down stairs. The fully developed basement has a large rumpus room, bedroom and four piece washroom. Hardy board siding is becoming very popular in Southern Alberta, this home has it! Contact your favorite realtor to view this home.