



GRASSROOTS
REALTY GROUP

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**2313 23 Avenue SW
Calgary, Alberta**

MLS # A2276278



\$1,280,000

Division:	Richmond	
Type:	Residential/Duplex	
Style:	3 (or more) Storey, Attached-Side by Side	
Size:	2,544 sq.ft.	Age: 2024 (2 yrs old)
Beds:	5	Baths: 4 full / 1 half
Garage:	Double Garage Detached	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot	

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

**** OPEN HOUSE: Saturday, Jan. 24th 2-4pm **** Experience thoughtful design and modern comfort in this beautifully built three-storey duplex located in the heart of Richmond. This home offers exceptional versatility with a fully finished legal basement suite, featuring two bedrooms, a full bathroom, in-suite laundry, and a separate entrance—ideal for guests, rental income, or multigenerational living. On the main floor, enjoy a bright, open layout with a front dining area, a gourmet kitchen outfitted with eye-catching gold hardware, and a cozy living room centered around a gas fireplace with warm tile surround. Thoughtful built-in shelving adds both style and function throughout, perfect for displaying decor and staying organized. A 2-piece powder room connects to a practical mudroom, while the large backyard leads to a detached double garage. The second floor features two spacious bedrooms, each with its own ensuite, plus a dedicated laundry room and a glass-enclosed flex space or home office that adds versatility and style. On the top floor, escape to your private retreat—a stunning loft-style level complete with a wet bar, lounge area, walk-in closet, and access to a sunny rooftop balcony. Unique lighting throughout the home adds just the right amount of personality and polish. This home blends warmth and sophistication, offering a modern, functional layout perfect for everyday living and entertaining.