



GRASSROOTS
REALTY GROUP

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

2817 23A Street NW
Calgary, Alberta

MLS # A2277828



\$919,900

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,934 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: none

****OPEN HOUSE: 2-4 PM JAN 10,11,2025**** Location Location Location! Welcome to this modern and fabulous home just across the field from William Aberhart High School. This home features a Southwest-facing sunny backyard and is located near the city core and all amenities. The spacious kitchen features designer cabinetry and a center island with a rich granite countertop. The main floor is bathed in natural light and finished with hardwood and tiled entrances. The living room boasts a gas fireplace adorned with stone and woodwork. Upstairs, you'll find three generously sized bedrooms, including a master suite elegantly finished with a 5-piece ensuite featuring a soaker tub, steam shower, and skylight. The fully developed basement offers a fourth bedroom, a wet bar with elegant cabinetry, and a family room. Additional highlights include a double detached garage, a built-in speaker system throughout the house. This home is walking distance to two elementary schools, one French Immersion Junior high school, and the beautiful Canmore and Confederation Park, and is walking distance to the University of Calgary and University Ctrain station. The Foothill Medical Centres are located just a few minutes' drive away. Call for your private showing now.