



**806 23 Avenue SE**  
**Calgary, Alberta**

**MLS # A2292359**



**\$1,279,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,744 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Views		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

**Inclusions:** N/A

**\*\*OPEN HOUSE SUNDAY, APRIL 12| 2:00-4:00pm\*\*** Welcome to Ramsay and its newest luxury infill on the picturesque 23 Ave SE. This exceptional home blends architectural character with modern design, creating timeless curb appeal with its triple-arch front elevation, detailed masonry, and durable Hardie Board siding, all complemented by clean, low-maintenance landscaping. Step inside and you will immediately notice the scale and craftsmanship that make this home stand out. The main floor features impressive 11-foot ceilings, a striking 10-foot custom entry door, and 10-foot Lux windows that fill the space with natural light. The open-concept layout is centered around a stunning 14-foot quartz waterfall island and micro-shaker cabinetry, creating the perfect space for both everyday living and entertaining. A cozy gas fireplace and a beautifully designed powder room add character, while continuous site-finished engineered hardwood flooring ties the entire level together. Upstairs you will find three bright and spacious bedrooms, thoughtfully designed for comfort and functionality. The primary suite feels like a private retreat, highlighted by a soaring 13-foot vaulted ceiling. The spa-inspired ensuite features heated tile floors, and the custom walk-in closet is finished with a dramatic barrel ceiling and continued hardwood flooring. The fully developed basement offers even more space to relax and entertain. It includes a fourth bedroom, a large recreation room, and a stylish cocktail bar that is perfect for hosting guests. Located just steps from downtown, breweries, coffee shops, restaurants, parks, and a K&ndash;6 school, this home offers an ideal blend of lifestyle and convenience.