



2412 23 Street NW
Calgary, Alberta

MLS # A2303612



\$980,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,877 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Skylight(s)		

Inclusions: N/A

Step into a refined blend of contemporary design and timeless warmth. This beautifully crafted inner city home features wide-plank oak hardwood, painted ceilings, custom millwork, designer wallpaper, central A/C, a skylight that fills the space with natural light, plus a water softener and heat recovery ventilation system for enhanced comfort. The open-concept main floor is anchored by a chef-inspired kitchen with sleek navy and white cabinetry, brushed gold hardware, quartz countertops and backsplash, and a striking 14-ft island. The living room showcases a statement fireplace with built-in storage and subtle accent lighting, while the rear mudroom leads to an oversized deck with a gas BBQ hookup, a spacious backyard ideal for entertaining or gardening, and a detached rear garage. Upstairs offers a bright dedicated office area, three bedrooms, and convenient laundry. The primary suite features in-floor heating and a spa-inspired 5-piece ensuite with dual vanities, a glass shower, and a freestanding tub. The fully developed basement includes a rec room with wet bar, fourth bedroom, and full bath perfect for guests. Ideally located near the University of Calgary, schools, parks, and LRT. Homes like this don't come around often. Book your showing today!