



**GRASSROOTS**  
REALTY GROUP

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2110 23 Avenue SW  
Calgary, Alberta

MLS # A2195661



**\$975,000**

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,797 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar

**Inclusions:** na

Brand new build with tasteful details and this property showcases beauty and functionality for families alike. The main level offers an inviting atmosphere upon entry where you are greeted by 10' ceilings and a free-flowing layout, At the heart of the home is a substantial kitchen that connects seamlessly to the dining and living spaces. sleek cabinetry, and luxurious quartz waterfall countertops, this kitchen is as functional as it is beautiful. On upper floor where you will find your primary retreat with a walk-through closet and spa-like ensuite, incorporated with a relaxing soaker tub, walk-in shower, dual-sink vanity . Two more bedrooms, a three piece bathroom and a convenient laundry room complete the upper level. lower level floor large fourth bedroom, a full bathroom and a bright family room with a wet bar and designed for fun and relaxation! and don't forget about the double detached garage. Don't miss this opportunity to own in a renowned central location that is walkable to all the exciting amenities of Marda Loop, and just a short drive to downtown Calgary!