



**GRASSROOTS**  
REALTY GROUP

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**1424 23 Street NW**  
**Calgary, Alberta**

**MLS # A2207737**



**\$1,295,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,847 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Many Trees, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Green Roof	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)		

**Inclusions:** none

One of a kind professionally designed and upgraded 1847 sf walkout bungalow located in west Briar Hill on an elevated lot with west views. Main floor features a spacious living room with atrium and dining room, with hardwood floors and large windows. Upgraded kitchen with cherry stained maple cabinets and granite countertops. Sunken family room with vaulted open beam ceiling, skylights and large Montana travertine drypack woodburning fireplace. Comfortable master suite with fireplace, four-piece bathroom and walk in closet. Two secondary bedrooms with hardwood floors and a four-piece main bathroom. The 972 sf lower-level walkout is developed with a large family room, guest bedroom with four-piece ensuite bathroom, a home office area and a three piece main bathroom. There is direct access to a large heated double-attached garage with a precast free span roof. Beautifully designed outdoor space with a front patio and large deck with irrigated planter boxes, side deck off the family room and a large, terraced back yard with heavy timber garden beds and numerous large mature trees and shrubs.