\$1,399,990 - 2311 23 Avenue Sw, Calgary

MLS® #A2204051

\$1,399,990

5 Bedroom, 5.00 Bathroom, 2,529 sqft Residential on 0.06 Acres

Richmond, Calgary, Alberta

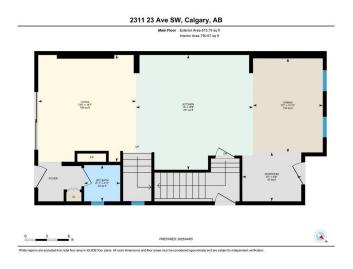
Check out the 3D tour Nestled in the highly sought-after neighbourhood of Richmond, with convenient access to Crowchild Trail and just minutes from downtown, this stunning one of a kind three-level modern home seamlessly blends luxury, style, and functionality. As you step inside, you're greeted by a spacious formal dining room, 10 ft ceilings setting the tone for elegance throughout. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, high-end S/S appliances, and custom ceiling-height cabinetry. The open-concept living room offers a cozy gas fireplace with built-ins and flows effortlessly onto the back deck through patio doors, perfect for indoor-outdoor living. The main floor also includes a thoughtfully designed mudroom and a powder room.

Second floor, the primary suite is a luxurious retreat, boasting a spa-like 5-piece ensuite with a walk-in shower, free-standing tub, dual vanities, and a spacious walk-in closet. The second bedroom, complete with a built-in closet, also includes its own full bathroom. An additional office space on this level provides versatility, complemented by a convenient laundry room.

The third level is an entertainer's haven, featuring a bright living area that opens to a private balcony with breathtaking views, a wet bar, and another primary bedroom with an ensuite bathroom offering heated floors, smart toilet, steam shower and an expansive walk-in







closet. Other upgrades also included are hardwood floors through out the 3 floors, smart switches, built-in speakers, RI for security cameras and A/C unit.

The fully finished basement offers exceptional flexibility, Perfect legal suite (Subject to City of Calgary approval) for a potential income or guest accommodations. It offers 9 ft ceilings that includes a living room, kitchen, separate laundry, a full bathroom, and two bedrooms. Outside, the double-detached garage provides secure parking and extra storage. Situated in a prime location close to parks, shops, restaurants, and top-rated schools, this home is the perfect blend of modern design, high-end finishes, and unbeatable convenience. Please note: the 2Pc washroom as per plans in the basement has been converted into a closet.

Built in 2024

Essential Information

MLS® # A2204051

Price \$1,399,990

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,529

Acres 0.06

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 2311 23 Avenue Sw

Subdivision Richmond

City Calgary County Calgary Province Alberta Postal Code T2T 0W3

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,

Separate Entrance

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas Log

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Other

Back Lane, Back Yard, Landscaped, Rectangular Lot Lot Description

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed March 20th, 2025

Days on Market 32

Zoning R-CG

Listing Details

Listing Office Royal LePage METRO

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services
provided by real estate professionals who are members of CREA. Used under license.