



GRASSROOTS
REALTY GROUP

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2342 23 Avenue SW
Calgary, Alberta

MLS # A2232568



\$879,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,806 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Forced Air

Floors: Carpet, Concrete, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Garage Heater, Tall Basement Shelving

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Located across from green space in the desirable inner-city community of Richmond, this beautifully custom-built infill by BEYOND HOMES (RNDSQR) sits on a quiet cul-de-sac. This gorgeous home offers 4 bedrooms, 3.5 bathrooms, over 1,800 sq ft of living space above grade, 9-ft ceilings throughout, a fully finished basement, and a double detached garage. It also features thoughtful design and modern upgrades, including built-in speakers and generous storage space. With a mid-century modern feel, the home showcases an ideal main floor layout and beautiful hardwood floors. In the sunlit dining area an oversized window looks out onto the front yard, seamlessly connecting to the chef's kitchen, which balances form and function with dark custom cabinetry by AYA, quartz countertops, stainless steel Brigade (Viking) appliances (including a gas stove), a central island, open shelving, and a pantry. A striking wood beam feature wall adds warmth and architectural character. A beautiful, freestanding, tiled gas fireplace with built-in shelving anchors the bright, airy living room and 8ft sliding glass doors open to the beautifully landscaped backyard. A stylish powder room and a practical mudroom with additional backyard access complete the main level. Upstairs, the spacious primary suite is a relaxing retreat, featuring a walk-in closet with built-in organizers and a luxurious five-piece ensuite with a soaker tub, dual vanities, and heated tile floors. Two additional bedrooms, a four-piece bath, and upper-floor laundry add comfort and convenience for the whole family. The fully finished basement expands your living space with a generous rec room, a fourth bedroom, and a three-piece bathroom with a custom-tiled walk-in shower. Recessed lighting and thoughtful design make this level feel bright and welcoming, while ample storage helps keep everything

organized. Outside, enjoy the charming fenced-in backyard with a deck, perfect for relaxing on warm Calgary evenings. The double detached garage is heated, drywalled, and accessed via a paved alley, offering secure and convenient parking. Richmond is a vibrant, established neighbourhood with easy access to parks, playgrounds, schools, shopping, and recreation, including nearby tennis courts. This home combines modern design, everyday livability, and a prime location. Book your showing today—and be sure to explore the floor plans and 3D tour before your visit!