



GRASSROOTS
REALTY GROUP

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2319 23 Avenue SW
Calgary, Alberta

MLS # A2282899



\$874,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,758 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Garage door opener remotes x 2		

Welcome to Richmond/Knob Hill! This beautifully finished home offers 4 bedrooms, 3.5 bathrooms, a thoughtful layout, and a fully developed basement—truly a standout property. The bright, open-concept main floor features 9-foot ceilings, hardwood floors, and oversized windows that fill the space with natural light. The tiled front entry includes a spacious closet with French doors and custom organizers (no wire shelving in this house!), leading into a generous living room perfect for entertaining or settling in for a movie night. The chef-inspired kitchen boasts quartz countertops, a large island, ceiling-height cabinetry, a gas cooktop, built-in wall oven and microwave, and a pantry with custom shelving. It flows seamlessly into the dining area, which comfortably seats eight and is anchored by a gas fireplace with built-ins and a south-facing window. A discreetly positioned 2-piece powder room and a mud room with French door closet and additional built-ins complete the main level. Upstairs, an extra-wide staircase and skylight create an inviting transition to the second floor, where you'll find 9-foot ceilings and an ideal layout. The private primary suite overlooks the backyard and includes a spacious 5-piece ensuite with dual vanities, a deep soaker tub, an oversized shower, and a dreamy walk-in closet with extensive built-ins. Two additional large bedrooms sit at the opposite end of the home, each with built-in closets, large windows, and a shared balcony complete with soffit lighting. A 4-piece bathroom with quartz countertop and a dedicated laundry room with soft-close cabinetry complete this level. The basement feels anything but below-grade, thanks to large windows and cozy in-floor heat. The rec room offers a great space for family time and includes a well-appointed wet bar. A fourth bedroom with two windows and a huge walk-in closet sits next to a

full 4-piece bathroom. Additional highlights include a linen closet, ample storage, and an exceptionally tidy utility room. Outside, the sunny south facing backyard features a lovely deck and leads to a detached double garage (insulated and drywalled). *LOCATION - 5 minute walk to Richmond Elementary, 3 kms to Mount Royal University, 10 blocks to Marda Loop, easy access to all major commuter routes and only a 10 minute drive into downtown. *BONUS - central vac rough-in, sump pump, freshly painted, professionally cleaned and move-in ready!