



GRASSROOTS

REALTY GROUP

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806 23 Avenue SE
Calgary, Alberta

MLS # A2292359



\$1,249,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,744 sq.ft.	Age:	2026 (0 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, Front Yard, Lawn, Rectangular Lot, Views		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: N/A

Welcome to Ramsay and its newest luxury infill on the picturesque 23 Ave SE. This exceptional home blends architectural character with modern design, creating timeless curb appeal with its triple-arch front elevation, detailed masonry, and durable Hardie Board siding, all complemented by clean, low-maintenance landscaping. Step inside and you will immediately notice the scale and craftsmanship that make this home stand out. The main floor features impressive 11-foot ceilings, a striking 10-foot custom entry door, and 10-foot Lux windows that fill the space with natural light. The open-concept layout is centered around a stunning 14-foot quartz waterfall island and micro-shaker cabinetry, creating the perfect space for both everyday living and entertaining. A cozy gas fireplace and a beautifully designed powder room add character, while continuous site-finished engineered hardwood flooring ties the entire level together. Upstairs you will find three bright and spacious bedrooms, thoughtfully designed for comfort and functionality. The primary suite feels like a private retreat, highlighted by a soaring 13-foot vaulted ceiling. The spa-inspired ensuite features heated tile floors, and the custom walk-in closet is finished with a dramatic barrel ceiling and continued hardwood flooring. The fully developed basement offers even more space to relax and entertain. It includes a fourth bedroom, a large recreation room, and a stylish cocktail bar that is perfect for hosting guests. Located just steps from downtown, breweries, coffee shops, restaurants, parks, and a school, this home offers an ideal blend of lifestyle and convenience.