



**3919 23 Avenue SW**  
**Calgary, Alberta**

**MLS # A2303618**



**\$1,250,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Manufactured Floor Joist, Metal Siding, Stucco, Wood Paneling	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Wet Bar		
<b>Inclusions:</b>	N/A		

A statement of inner city luxury, this extra-wide residence by Ambedo Custom Homes and Stephanie Martin Interior Design redefines the duplex category. Moving beyond the generic "spec-build" aesthetic, the home embraces a "dark-themed serenity" that feels deeply personal and curated. Every element, from the custom tiling throughout to the specialized party wall engineered for a level of quiet not found in standard builds, has been selected for the homeowner who values both scale and quality. The main level features 10-foot ceilings that soar over a chef-inspired kitchen defined by its moody allure and intentional design. The space is anchored by a professional 36" gas range, panel-ready Fisher & Paykel appliances, and bespoke cabinetry. Natural light pours through 14-foot architectural patio doors, dissolving the boundary between the sophisticated interior and the south-facing backyard. The vaulted primary retreat serves as a sanctuary, joined by two additional large bedrooms. Intentionally designed without a secondary suite, the lower level is dedicated entirely to personal use, offering a massive recreation area and custom wet bar. Wrapped in a striking metal and stucco facade with a double garage, you are a short stroll from the Westbrook CTrain station and vibrant new coffee shops. Discover the exclusivity of a designer-led, extra-wide build—book your tour today.