



2433 23 Street NW
Calgary, Alberta

MLS # A2305252



\$1,125,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,946 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, In C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: gar

OPEN HOUSE SATURDAY May 2, 2pm-4pm!! Welcome to the lap of luxury in Banff Trail. This beautifully appointed infill is only 250 METER WALK TO BANFF TRAIL C-TRAIN STATION and walking distance to University of Calgary, which makes it an ideal location with its 2 BEDROOM LEGAL BASEMENT SUITE. Have allergies? NO CARPETS THROUGHOUT. The Main floor has 10' CEILINGS, wide front entrance, a dining area with a feature wall, luxurious kitchen with quartz backsplash, 14' long island with a magnificent quartz countertop and dual waterfall feature and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a show-stopping "COMMERCIAL STYLE" 36" GAS RANGE, Impressive 48" WIDE FRIDGE and dual zone BEVERAGE COOLER in the seamlessly situated coffee bar that is open-to-above with morning sun lighting it up with sunshine. The Living room has an opulent 60" GAS FIREPLACE with built-ins and sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room leads to the conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with vaulted ceiling, spacious WALK-IN HIS & HER closets and a spa-like ensuite which will have a tiled STEAM SHOWER, double vanity, and a free-standing tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has "cheater-suite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if

you have to access the mechanicals. The basement ceiling has sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with fireplace) and IN-FLOOR HEATING. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets) and IN-FLOOR HEATING in EVERY WASHROOM, 200 AMP service in home, HEATED GARAGE WITH 200 AMP SERVICE (also insulated, drywalled and painted) with an EV CHARGING RECEPTACLE suitable to connect a Level 2 charging station, and a sunny SOUTHWEST FACING BACKYARD. TRIPLE PANE GLASS WINDOWS and DOORS throughout house (except front door and sliding patio door due to weight) with extra sound-reduction measures in the party wall ensures a quiet and serene atmosphere in the home. The property is situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools. **PHOTOS ARE FROM A SIMILAR SPEC HOME THAT IS COMPLETED SO THERE IS SOME DIFFERENCES(including Paint, floor/wall/fireplace tile, colors, quartz appearance, Island cabinet color, hardwood and LVP finish, fireplaces, lighting selection).**