



95 23 Street NW
Calgary, Alberta

MLS # A2307126



\$774,900

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,744 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TBD
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, Storage, Walk-In Closet(s)

Inclusions: n/a

Introducing The Opal on Westmount, a fresh take on modern inner-city living in the heart of West Hillhurst. Perfectly positioned near Kensington's buzzing cafe's, shops, and the Bow River pathways, this home puts you right where lifestyle and location meet. This stylish 3 storey townhome offers a thoughtfully designed space that flexes with your routine. The ground level features a versatile bonus room with direct access to the garage and extra storage making it ideal for a home gym, workspace, or keeping your outdoor gear organized. Upstairs, the main level is bright, open, and made for both everyday living and entertaining. The living room makes a statement with a sleek electric fireplace and eye catching wood slat feature wall. Just steps away, the kitchen delivers both style and function with a massive 9' island, gas range, upgraded appliances, crisp white shaker cabinetry, and plenty of storage, including a built-in pantry. The dining area flows seamlessly onto a private balcony with a gas hookup, making it your go-to spot for grilling and relaxing. The top floor is your personal recharge zone. The primary bedroom stands out with vaulted ceilings, custom detailing, and custom walk-in closet. The ensuite feels elevated with double sinks, a glass shower, and modern finishes throughout. Two additional bedrooms, a full bathroom, and convenient upper floor laundry round out the level. The home is roughed-in for solar panels and EV charging, making it as forward thinking as it is stylish. With low maintenance outdoor space and quick access to downtown everything you need is within easy reach. Modern, functional, and effortlessly cool, come and experience The Opal for yourself.