



**GRASSROOTS**

REALTY GROUP

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97 23 Street NW  
Calgary, Alberta

MLS # A2318377



**\$775,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

Welcome to The Opal on Westmount, a beautifully crafted contemporary three storey townhome that seamlessly blends sophisticated design, exceptional quality, and an unbeatable location. Situated in the heart of West Hillhurst, one of Calgary's most sought after communities, this residence offers a lifestyle defined by walkability, connectivity, and convenience. Just moments from the Bow River pathway system, vibrant Kensington Village, boutique shopping, local cafes, acclaimed restaurants, parks, recreation facilities, and top rated schools, this is urban living at its finest. Thoughtfully designed and impeccably finished, this move-in ready home offers over 1,700 sq ft of refined living space tailored to modern lifestyles. Every detail has been carefully considered, from the curated material selections to the custom architectural elements that create a warm yet contemporary aesthetic throughout. The welcoming entry level features a versatile flex space ideal for a home office, fitness studio, or creative workspace, along with direct access to the garage and generous storage area for bicycles, skis, and outdoor equipment. The main living level is bright, open, and designed for effortless entertaining. Anchored by a stunning electric fireplace and custom wood-slat acoustic feature wall, the living room exudes warmth and sophistication. The designer powder room is elevated with upscale finishes. At the heart of the home, the chef-inspired kitchen showcases a spacious 9' island, crisp white shaker cabinetry, custom wood-slat hood fan detailing, premium KitchenAid appliances, including a gas range, built-in pantry, and a contrasting 9' wood cabinet island that adds richness and character. An east facing sink captures beautiful morning light and city skyline views, while the adjoining dining area opens onto a private balcony complete with a gas

line for seamless outdoor grilling and entertaining. Upstairs, the luxurious primary retreat offers vaulted ceilings, custom feature wall detailing, a concealed walk-in closet behind a pocket door, and a beautifully appointed ensuite featuring double vanities and a spacious glass shower. Two additional bedrooms, a full bathroom, and convenient laundry provide flexibility for families, guests, or professionals working from home. Built with both style and longevity in mind, the home incorporates premium materials, contemporary finishes, and future-forward features including rough-ins for solar panels and electric vehicle charging. Low maintenance landscaping further enhances the lock-and-leave lifestyle. Positioned on the corner of 23 Street and Kensington Rd, residents enjoy immediate access to downtown, Memorial Drive, Crowchild Trail, Foothills and Children's Hospitals, the University of Calgary, and countless amenities that make West Hillhurst one of Calgary's most desirable places to call home. This is a rare opportunity to experience exceptional craftsmanship and an unmatched inner-city lifestyle.