



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3919 23 Avenue SW
Calgary, Alberta

MLS # A2322463



\$1,199,000

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

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

Inclusions: 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.