



GRASSROOTS
REALTY GROUP

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3917 23 Avenue SW
Calgary, Alberta

MLS # A2322525



\$1,199,000

Division:	Glendale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,939 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 is defined by an earthy sophistication, featuring white oak and olive green cabinetry and champagne brass fixtures throughout. From the custom tiling to the specialized party wall engineered for a level of quiet not found in standard builds, the home has been curated for the homeowner who values both scale and quality. The main level features 10-foot ceilings that soar over a chef-inspired kitchen and open-concept living area. The culinary space is anchored by a professional 36" gas range, panel-ready Fisher & Paykel appliances, and seamless custom millwork. Natural light pours through 14-foot architectural patio doors, dissolving the boundary between the serene interior and the south-facing backyard. The vaulted primary retreat serves as a sanctuary, complemented by two additional large bedrooms. Intentionally designed without a legal suite, the lower level is dedicated entirely to personal luxury, 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.