



GRASSROOTS
REALTY GROUP

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5013 23 Avenue NW
Calgary, Alberta

MLS # A2334589



\$900,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

* Open House - Sat, Aug 8th, 12-2 pm * Perched above the Bow River Valley, this exceptional Montgomery home offers stunning views, over 2,760 sq. ft. of developed living space, 4 bedrooms and 3.5 bathrooms. With no neighbours directly across the street, you're just one block from Bowmont Park and the off leash area, and steps from a playground and community garden. The chef inspired kitchen flows onto an impressive south facing balcony featuring a newly installed adjustable pergola, perfect for entertaining while taking in the views. The main floor is finished with beautiful acacia hardwood, a three sided fireplace, pantry, dedicated living and dining spaces, and a powder room. Upstairs, the south facing primary retreat enjoys the home's best views and features a walk in closet and spacious 5 piece ensuite with heated floors and a skylight. Two additional bedrooms and conveniently located laundry complete the upper level. The fully finished walkout basement includes a wet bar, recreation room, oversized fourth bedroom and full bathroom. Triple pane windows and the central air conditioning provide comfort in every season. Close to Bow River pathways, Shouldice Park, the Paddle Station, Market Mall, University District, schools, hospitals and major roadways, this home combines space, comfort and an unbeatable inner city location.