



GRASSROOTS
REALTY GROUP

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620B 23 Avenue NE
Calgary, Alberta

MLS # A2342046



\$925,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,975 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Beautifully designed and custom-built by Homes By Us, this luxury semi-detached home in Winston Heights combines elevated finishes, exceptional entertaining spaces and thoughtful details across all three levels. Natural light fills the open main floor, where engineered hardwood flooring, built-in speakers and central air conditioning complement the polished interior. At the heart of the home, the chef's kitchen pairs custom cabinetry and quartz countertops with stainless steel appliances, a gas cooktop and waterfall-edge peninsula island—perfectly positioned for casual meals, conversation and gathering. The dining area flows seamlessly from the kitchen, with expansive windows bringing in additional natural light and a striking wet bar keeping refreshments close at hand. The living room is anchored by a dramatic two-sided gas fireplace with a full-height surround, flanked by windows overlooking the backyard. The fireplace creates a warm focal point indoors while extending the ambience outdoors to the deck. Working from home feels anything but ordinary in the front-facing den, where an oversized window fills the dedicated workspace with sunshine. An elegant powder room completes the main level. Upstairs, vaulted ceilings and oversized windows create an airy, light-filled feel throughout all three bedrooms. The spacious primary bedroom features built-in speakers and a large walk-in closet with custom organizers, while the luxurious spa-inspired ensuite invites you to unwind with dual sinks, a deep soaker tub, heated floors and a multi-head rain shower. A five-piece main bathroom with dual sinks serves the additional bedrooms, while convenient upper-level laundry keeps daily routines streamlined. Downstairs, movie nights take centre stage in the expansive recreation room, where a built-in media centre and electric fireplace create a

comfortable setting for relaxed evenings and weekend gatherings. A fourth bedroom with its own walk-in closet offers a private retreat for guests or older children, complemented by a four-piece bathroom and generous storage. Outside, the expansive deck transforms the two-sided fireplace into a memorable backdrop for summer barbecues and cooler evenings by the fire. A large lower patio provides another inviting space for outdoor dining and lounging within the landscaped, fenced backyard. An insulated and drywalled detached double garage provides secure parking and ample room for seasonal gear. Set in an established inner-city community, this sought-after location places parks, recreation and pathways close at hand, with convenient access toward downtown via Edmonton Trail