



GRASSROOTS
REALTY GROUP

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525 23 Street NW
Calgary, Alberta

MLS # A2345887



\$1,050,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,042 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Mirror in foyer, gemstone lights, RING doorbell

Here in the highly desirable inner city neighbourhood of West Hillhurst is where you'll find this beautifully appointed semi-detached home, on this terrific corner lot close to parks, schools & downtown. Original owners of this stylish designer home, which enjoys wide-plank white oak hardwood floors & central air, quartz countertops, 4 bedrooms & private backyard with oversized 2 car garage. Complemented by 10ft ceilings, you'll be blown away by the free-flowing open concept main floor with its elegant living room with gas fireplace accented by built-in cabinets, spacious dining room with built-in cabinets & stunning custom kitchen with 2-toned cabinets, farmhouse sink & upgraded KitchenAid appliances including gas stove/convection oven & "fridge. The hardwood floors continue up to the 2nd floor & into the 3 bedrooms; the primary bedroom has vaulted ceilings & walk-in closet, & sleek ensuite with barn door & heated tile floors, double vanities, free-standing MAAX tub & glass shower. The lower level is beautifully finished with a 4th bedroom with walk-in closet, bathroom with shower & sensational rec room with wet bar & full wall of built-in cabinets. Convenient 2nd floor laundry with Electrolux washer/dryer & sink. Main floor mudroom with built-in bench & cabinets, next to the tastefully decorated powder room with vessel sink. The backyard is fully fenced & landscaped complete with deck with gas BBQ line, patio & dog run. Additional features of your next home include gemstone lights, 9ft ceilings on the 2nd floor, fibre-optic cable (wired-in during construction), large walk-in closet in the foyer, CAT6 ethernet cable throughout, wiring for alarm & speakers, Hardie Board siding & finished detached garage with spray foam insulation. All neighbourhood schools are only minutes from your front door, as well as bus stops & the West

Hillhurst Community Centre & Park with its tennis courts, sports fields, playground & community gardens. Prime inner city location close to SAIT & Jubilee Auditorium, major retail centers, historic Riley Park, the vibrant Kensington district & easy access to University of Calgary & major medical facilities, Bow River Pathway System & downtown.