



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3915 23 Avenue SW
Calgary, Alberta

MLS # A2346906



\$1,399,000

Division:	Glendale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Over		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: Beverage Fridge in Kitchen, Fridge, Cabinetry and Shelving in Garage, Play Structure and Shed in Backyard, TV Mounts and Brackets in Living Room and Primary Bedroom, Ecobee Thermostat, Security Cameras and Screen, Audio System and In-Ceiling Speakers In Home and Garage, Irrigation (as is)

Welcome to this beautifully renovated and expanded family home, perfectly positioned on a quiet, tree-lined street in the heart of Glendale. The home was taken down to the studs and completely transformed with a substantial addition, creating a two-storey Craftsman-style home with nearly 3,700 sq.ft. of developed living space. Set on an incredible 6,027 sq.ft. south-backing lot, this is a rare opportunity to enjoy the space and mature surroundings of an established inner-city neighbourhood with the functionality of a much newer home. One of the most impressive features is the exceptionally large open-concept main floor. Unlike many homes in established inner-city communities, there is no compromise on gathering space here. The expansive living area offers incredible flexibility for large-scale entertaining, family gatherings and everyday life, with plenty of room for kids to play while still maintaining defined living and dining spaces. Large windows bring in an abundance of natural light, while white oak hardwood and marble flooring add warmth and character throughout. At the heart of the home is the spacious kitchen with extensive custom cabinetry, granite countertops, stainless steel appliances and a large centre island. The kitchen and dining area flow directly outside to the stone patio and incredible south-facing backyard. Beautifully landscaped, fully fenced and surrounded by mature trees, the backyard offers exceptional privacy and plenty of room for kids and pets to play, while still providing generous space for outdoor dining and entertaining. A play structure, gas line, hot tub hook-up and custom shed with electricity and lighting finish off this incredible yard. Upstairs, the primary retreat offers room for king-sized furniture, a separate sitting area, large walk-in closet and four-piece ensuite with dual sinks and oversized shower. Two additional

spacious bedrooms, another four-piece bathroom and excellent storage complete the level. The fully developed lower level provides even more flexibility with a fourth bedroom, space for a family room, office, gym, and games or media area that can easily be transformed to a fifth bedroom by adding a door. A handy three-piece bathroom and large laundry room complete this level. An oversized finished double garage offers custom cabinetry, and approximately 250 sq.ft. of engineered attic storage. Recent updates include a new furnace, hot water tank and lower-level carpet in 2025. All of this in family-friendly Glendale, close to schools, parks, playgrounds, the C-Train and Optimist Athletic Park, with quick access to downtown and Calgary's west side. A truly special family home offering the expansive living space, oversized lot and established location that are so hard to replicate.