



GRASSROOTS
REALTY GROUP

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1912 23 Avenue NW
Calgary, Alberta

MLS # A2347507



\$1,150,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,271 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Enclosed, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

OPEN HOUSE - SEPT 27 12PM-2PM

Welcome to this exceptional luxury half duplex in the highly sought-after community of Banff Trail. Offering approximately 3,200 sq. ft. of total developed living space, including 2,271 sq. ft. of developed above-grade space, this impressive four-bedroom, 3.5-bathroom residence delivers the scale, sophistication, and functionality typically associated with a detached home. The main level showcases an impressive open-concept design with soaring 10-foot ceilings, oversized windows, and an abundance of natural light. At the heart of the home is a spectacular gourmet kitchen featuring an oversized quartz island, high-end appliances, extensive cabinetry, and generous workspace. The kitchen seamlessly connects to the dining and living areas, creating an ideal environment for both everyday family living and entertaining. Upstairs, three spacious bedrooms are complemented by a versatile bonus room, offering additional space for a family room, office, playroom, or media area. The primary bedroom is a true retreat, complete with a large walk-in closet and a spa-inspired ensuite. Relax in the luxurious soaker tub or unwind in the steam shower, creating a private wellness experience within your own home. The fully developed basement features impressive 9-foot ceilings, a large recreation room, and a fourth bedroom, providing exceptional flexibility for guests, teenagers, a home gym, or additional living space. Thoughtful design and quality finishes continue throughout every level. Outside, the oversized lot is a standout feature, offering considerably more outdoor space than many comparable half duplexes in the area. Central air conditioning provides year-round comfort, while the home's generous floor plan offers an ideal balance of

luxury and practicality. Located in Banff Trail, this home is ideally positioned near some of Northwest Calgary's most desirable schools and educational institutions, along with the University of Calgary and SAIT. Enjoy convenient access to parks, pathways, recreation, shopping, restaurants, transit, and major roadways. A sophisticated and exceptionally spacious half duplex offering luxury finishes, impressive scale, and an outstanding Northwest Calgary location