

\$3,350,000 - 1436 23 Street Sw, Calgary

MLS® #A2100441

\$3,350,000

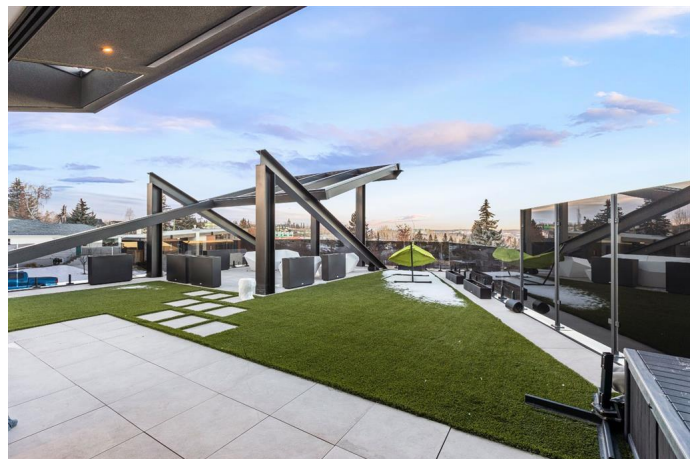
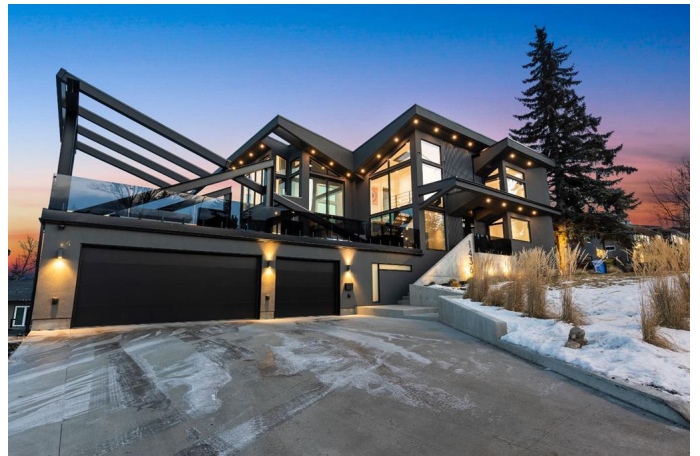
4 Bedroom, 6.00 Bathroom, 3,542 sqft

Residential on 0.22 Acres

Scarboro/Sunalta West, Calgary, Alberta

Nestled in the prestigious neighbourhood of Scarboro, this luxurious property designed by THAD Architecture boasts an expansive 5,218 square feet of sophisticated finished living space with 10' ceilings throughout the main and upper levels. With four elegantly designed bedrooms and six bathrooms, including ensuite bathrooms in all of the bedrooms, this home exudes modern extravagance and style!

The outdoor space over the garage is a true oasis, featuring folding glass doors that open to a 1,523 square foot patio with three gas connections and unobstructed views, perfect for entertaining! Innovative technology is at the forefront of this residence, with an Elan home automation system providing effortless control over the environment. The kitchen, a chef's dream, is equipped with top-of-the-line Wolf, Miele and Sub-Zero appliances, complemented by striking Dekton countertops and custom millwork that run throughout the home. The concrete tile flooring adds a touch of modernity, while the heated floors in the lower level, primary bathroom and walk-in closet ensure comfort and warmth throughout. The main-floor office is a highlight, featuring a gorgeous double built-in desk, perfect for professionals. For the audiophile, the home is outfitted with Sonos in-home speakers, creating an immersive audio experience in every room. Cozy up to the suspended wood-burning fireplace in the great room with floor-to-ceiling windows. The private backyard, complete with a sizeable fire pit, invites



enchanted evenings under the stars. The primary suite is a sanctuary, offering a vast walk-in closet, a curbless steam shower, and a heated Kohler toilet. The custom-built king-sized bed, featuring a retractable TV, adds an extra layer of opulence to the room. For car enthusiasts, the oversized 1,523SF heated three-car garage, with additional space for up to five cars total, is a dream! The large mudroom provides ample storage for an active lifestyle. Entertainment is a key feature of this home, with a custom theatre room boasting full theatre sound and a high-definition Wolf projector, along with a bar fridge and dishwasher for ultimate convenience. The large gym suits any fitness routine. The lower level, with 9' ceilings, shines with immaculate polished heated concrete floors, combining luxury with practicality. Security is paramount, with automatic security shutters ensuring the safety of both your investment and family. This exquisite property, located in one of Calgary's most desirable neighbourhoods, offers an unparalleled living experience, where luxury, comfort, and technology blend seamlessly to create a truly magnificent home.

Built in 2020

Essential Information

MLS® #	A2100441
Price	\$3,350,000
Sold Price	\$3,300,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,542
Acres	0.22
Year Built	2020

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1436 23 Street Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1H6

Amenities

Parking Spaces	6
Parking	Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Smart Home, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Double Oven, Dryer, Induction Cooktop, Range Hood, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Triangular Lot, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Views
Roof	Asphalt Shingle, Flat
Construction	Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	March 24th, 2024
Days on Market	66
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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