

\$959,000 - 2446 23 Street Nw, Calgary

MLS® #A2105230

\$959,000

4 Bedroom, 4.00 Bathroom, 1,901 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome to custom build modern farm house. Located in one of the best communities in Calgary, Banff Trail is a highly desirable inner-city community with easy access to the downtown core, main thoroughfares to all parts of the city, plenty of parks and green-spaces, public transit, and proximity to SAIT and UFC. This home boasts almost 2,600 square feet of total living space, 4 bedrooms, 3.5 bathrooms, and a fully finished basement. The bright main floor features soaring 10'™ ceilings, extra-large windows, engineered hardwood floors, and trendy designer finishes throughout. A front dining room with a feature wall and a rear living room with a gas fireplace are perfect entertaining spaces in addition to the the spacious kitchen with ceiling-height custom cabinetry, modern tile backsplash, designer pendant lights, nicely finishing the kitchen is the upgraded stainless steel appliance package, which includes full fridge and freezer side by side, gas cooktop w/built in oven, custom hood fan, and dishwasher. The laundry room is conveniently located on the upper level. The incredible master is open with large windows and a bright feel. The master ensuite has a double vanity, separate shower and tub and private toilet. All your needs are met wrapped in luxury and elegance for a spa like experience. Two additional bedrooms and another full bathroom round out the upper floor. The fully-developed basement showcases 9'™ ceilings, a large rec room with a built-in entertainment console,



a full wet bar, a large 4th bedroom, and a 3pc bathroom with a fully tiled glass shower. This home has it all - incredible location and unmatched luxury living.

Built in 2022

Essential Information

MLS® #	A2105230
Price	\$959,000
Sold Price	\$939,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2446 23 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3Y2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
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Appliances	Built-In Freezer, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer
Heating	Central, Fireplace(s), Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	April 30th, 2024
Days on Market	88
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
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