

\$1,095,000 - 1637 23 Avenue Nw, Calgary

MLS® #A2123640

\$1,095,000

4 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.01 Acres

Capitol Hill, Calgary, Alberta

Exquisite 2 Storey executive infill crafted by Beaumont Custom Homes with a total of 2700 sq ft living space. Ultra functional main floor layout with engineered hardwood flooring that begins with a welcoming living room with oversized windows and 3 sided fireplace. Unique rear kitchen layout with window facing onto the south facing sunny backyard. The large walk-in pantry with barn door offers tons of storage space. The enormous kitchen has a large U shape design with an island and a separate raised breakfast bar. Mudroom off the kitchen has a custom built-in bench with shelves offering an easy transition outdoors. Upstairs, the expansive primary suite features a massive walk in closet and outstanding 5-pc ensuite with floating vanity and dual sinks, a free standing soaker tub, tiled rain shower, and private water closet. Two secondary bedrooms have closets with built ins and share a full 4-pc ensuite bathroom. The basement is fully finished with a 4th bedroom, recreation room, including wet bar and a full 4-pc washroom. Living in Capitol Hill is unlike any other, with easy access to all level of schools, SAIT, Confederation Park, U of C, Foothills Hospital, Children's Hospital, the TransCanada Highway, and loads of shops and restaurants!

Built in 2019

Essential Information

MLS® #

A2123640



Price	\$1,095,000
Sold Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.01
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1637 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1V4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 14th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Bow Realty
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