

\$910,000 - 715 23 Avenue Se, Calgary

MLS® #A2129606

\$910,000

4 Bedroom, 4.00 Bathroom, 1,592 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Step into your new home in the beautiful inner city neighbourhood of Ramsay! Historic architecture is peppered throughout this very popular district. Stunning 2 storey semi-detached property with 4 bedrooms, 3.5 baths, and open concept main floor living. Custom design, and meticulously kept, this spacious residence is tailor-made for families or dynamic professionals who love to entertain. With 9-foot ceilings on the main floor and basement, as well as vaulted ceilings upstairs, every corner of this home exudes spaciousness and modern elegance. Quartz countertops and exquisitely crafted kitchen cabinets elevate the culinary experience of large kitchen with wide luxury vinyl plank flooring, and a back entry mudroom (access from the double detached garage), adds practicality to the daily routine.

Experience the airy ambiance and natural light provided by the remote-controlled skylight located above the gracefully curved open riser staircase.

The upper level offers 3 bedrooms, including a beautiful primary bedroom with ensuite bathroom and closet. Two additional bedrooms are serviced by a 4 piece bathroom and laundry conveniently adjacent to the bedrooms (*note-there is a floor drain in laundry area). Enjoy the fully finished basement offering ample living/play space, a generously sized 4th bedroom, 3-pce bath, lovely hidden alcove (with doors) for sewing or crafts. as well as great storage. Luxury radiant in-floor heating



with customizable zone control on all levels, ensuring optimal comfort year-round. South-facing backyard beckons with composite deck, pergola, gas BBQ hook up, yard with mature fruit trees - saskatoon, raspberry, strawberry, and grape plants! The double detached garage is insulated, with cold water rough-in and alley access. **This home provides amazing sound proofing, instant hot water, a natural gas high efficiency boiler, and insulated concrete form (ICF) foundation. Just steps to Ramsay School, Ramsay Rink, Rosso Coffee and the Cross Roads Market! Close to transit including Erlton Station. 10 minute commute to downtown. Call for a private viewing!

Built in 2016

Essential Information

MLS® #	A2129606
Price	\$910,000
Sold Price	\$910,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	715 23 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2G 1N7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Instant Hot Water, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Street Lighting, Private, Rectangular Lot
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 13th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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