

\$2,250,000 - 1307 23 Street Nw, Calgary

MLS® #A2132789

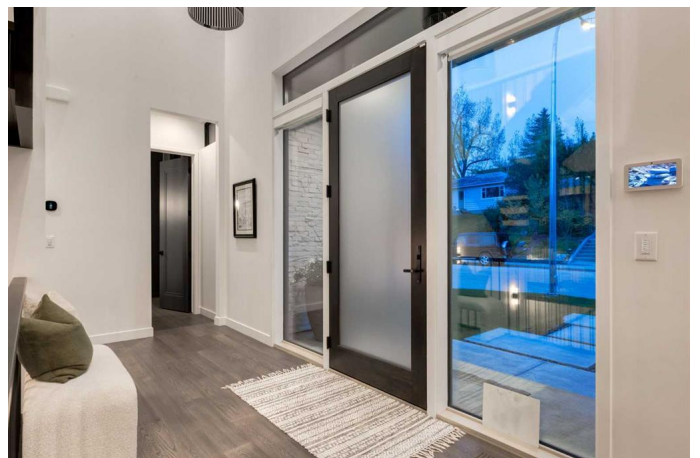
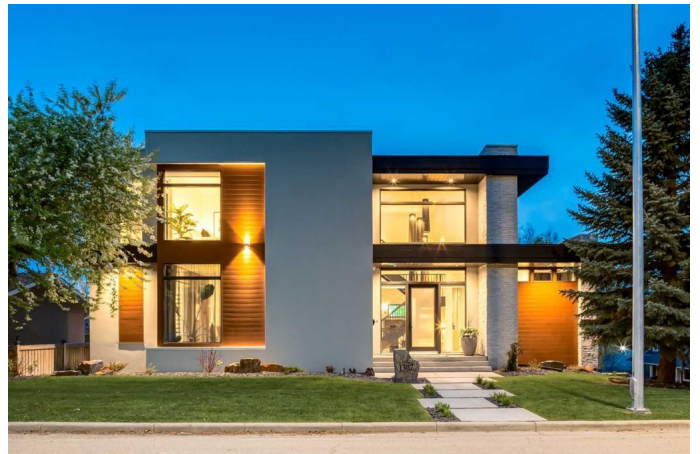
\$2,250,000

4 Bedroom, 5.00 Bathroom, 3,045 sqft

Residential on 0.11 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Don't miss your chance on this stunning inner-city home located in the highly sought after neighbourhood of Briar Hill! Very high quality construction throughout with triple pane windows, 2-zone hydronic in-floor heating in the basement & attached triple garage w/floor drains, dual zoned HVAC system, extensive landscaping w/irrigation system, Lutron lighting control, 9-zone sound system with ceiling speakers & 7.1 surround in the rec room, security system w/cameras, solid core interior doors, Italian large format porcelain tiles, imported marble and Caesarstone counters, full height draperies and sheers w/power blinds in the master and foyer, and R/I for electric car charging & hot tub. The interiors of this home were professionally designed with huge open and airy living spaces, 10' main floor ceilings, oversized windows with views from the upper level, built-in Jenn-Air appliances including 36" induction cook top & speed oven, butler's pantry with beverage centre and prep sink, built-in breakfast nook with custom banquette seating, massive formal dining room which can easily accommodate dinners for 10-12 people, stunning wine cellar located off the dining room with custom wine racking, stone and marble clad indoor/outdoor fireplace surround in the living room with dual patio sliders opening up to the rear deck, large main floor den/office w/custom cabinetry, and an incredible powder room that will have all your guests talking! Upstairs you'll find 3 large



bedrooms (all ensuite) including the gorgeous Primary Suite with 5-piece bath, heated floors w/ large format tile, walk-in closet with loads of drawers, shelves and cabinets, and SW views of the Bow River Valley! The walk-out basement features a 4th bedroom, large rec room with built-ins, 7.1 surround, wet bar, and oversized sliding doors leading to the patio w/ hot tub rough-in and fully landscaped backyard. The basement also showcases a home gym and mudroom which accesses the oversized triple garage easily accommodating 3 vehicles and all your seasonal gear. This 1 year old home offers the perfect mix of inner city living with close proximity to Kensington and the Downtown core, Hospitals, Sait, UofC, as well many nearby amenities for the active lifestyle, such as the Bow River pathways, West Hillhurst tennis & pickleball courts, off-leash dog parks, and easy access to 16th Ave for those weekend trips out to the mountains. Don't miss out, this one won't last long!

Built in 2023

Essential Information

MLS® #	A2132789
Price	\$2,250,000
Sold Price	\$2,265,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,045
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1307 23 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2P4

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Concrete Driveway, Heated Garage, See Remarks, Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Steam Room, Stone Counters, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Humidifier, Induction Cooktop, Microwave, Range Hood, Washer/Dryer Stacked, Water Softener, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Irregular Lot, Underground Sprinklers, See Remarks, Views
Roof	Flat Torch Membrane
Construction	Concrete, Manufactured Floor Joist, Metal Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 23rd, 2024

Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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