

\$924,900 - 717 23 Avenue Se, Calgary

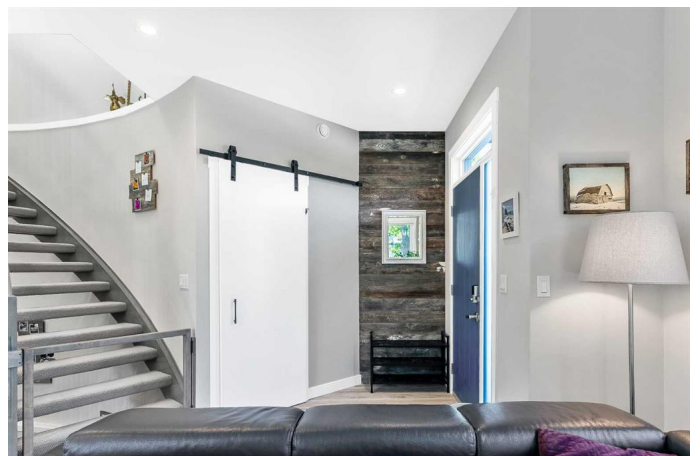
MLS® #A2139409

\$924,900

5 Bedroom, 4.00 Bathroom, 1,580 sqft
Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Welcome to your new home nestled in the charming Ramsay neighbourhood. This stunning 2-story semi-detached property boasts 5 bedrooms, 3.5 baths, and a welcoming open-concept main floor living space with a luxurious custom design, meticulously kept by a single owner. Step into a spacious bright family area, with 9-foot ceilings, perfect for hosting gatherings with loved ones. The kitchen is a chef's delight, featuring quartz countertops, floor-to-ceiling cupboards with soft-close hinges, an induction cooktop (with gas hookup), and elegant, luxury vinyl plank flooring. A convenient back entry mudroom provides direct access to the backyard and ample storage, adding practicality to your daily life. Ascend the curved staircase, illuminated by a remote-operated skylight and lined with luxurious Australian wool carpet, to discover the upper level. Here, you'll find 3 bedrooms, including a serene primary bedroom complete with an en-suite bathroom, walk-in closet, vaulted ceilings and a view of Downtown. Two additional bedrooms are serviced by a well-appointed 4-piece bathroom, with laundry facilities conveniently nearby (with floor drain in the laundry area). The fully finished bright basement offers even more living space, with 9-foot ceilings, generously sized 4th and 5th bedrooms, a 3-piece bathroom, and a cozy reading nook featuring a charming climbing tunnel beneath the stairs. Customizable zone control for the luxury radiant in-floor heating on



all floors ensures comfort throughout the year. Step outside to the south-facing backyard oasis, complete with a composite deck, exterior gas BBQ hookup, no-freeze hot/cold water outdoor faucet and a low-maintenance garden boasting mature cherry and apple trees, honeyberries, strawberries, and raspberry bushes lining the hardwood Kayu Batu boardwalk to the back gate. Completing this dream home is a double detached garage, fully insulated and heated on a separate in-floor zone, providing both practicality and luxury. This home includes an insulated concrete basement (ICF) foundation, outstanding soundproofing, a natural gas high-efficiency boiler for heating, instant hot water, coldwater rough-in to the garage, and a high-efficiency Heat Recovery Ventilator (HRV). Upgrades to note: Recessed Wall plugin in the main room (behind the tree painting) along with sleeve in the wall for cords to hang the TV on the main room with no cords, Spray foam insulation in the exterior walls for increased energy efficiency, and upgraded soundproofing on the shared wall includes double layer of soundproof drywall. Steps to Ramsay School, Cafe Rosso, Crossroads Farmers Market, the Stampede Grounds and Erlton Station. A 10-minute commute to Downtown. Welcome home to Ramsay!

Built in 2016

Essential Information

MLS® #	A2139409
Price	\$924,900
Sold Price	\$910,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,580
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	717 23 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1N7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Induction Cooktop, Range Hood, Refrigerator, Window Coverings
Heating	In Floor
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
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Date Sold	July 26th, 2024
Days on Market	49
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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