

\$1,085,000 - 2009 23 Avenue Nw, Calgary

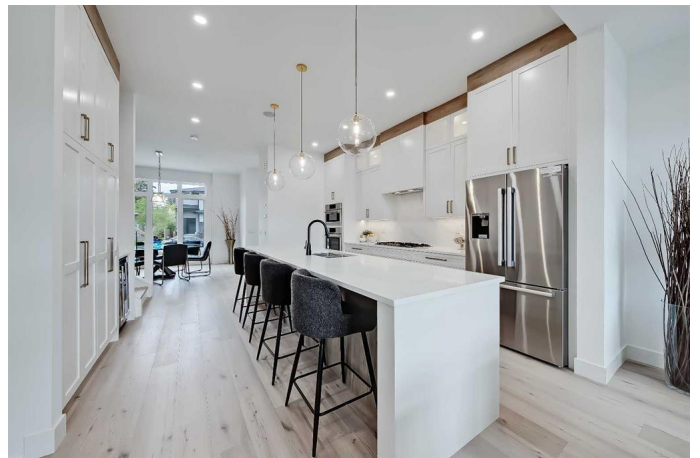
MLS® #A2157804

\$1,085,000

4 Bedroom, 4.00 Bathroom, 1,962 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS Say hello to this HIGHLY UPGRADED, BRAND NEW, MOVE-IN READY infill with stunning modern farmhouse curb appeal and interior design. This home boasts over 2,700 square feet of total living space, a sunny south-facing backyard, 4 bedrooms, 3.5 bathrooms, and a FULLY DEVELOPED basement. The bright main floor features soaring 10'™ ceilings, extra-large windows, wide-plank 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 enormous, upgraded central kitchen. Boasting custom ceiling-height shaker-style cabinetry with under-cabinet lighting, an upgraded Bosch stainless steel appliance package including a gas cooktop and French door refrigerator, a huge 12' long island with stunning quartz counters, and a full set of pantry cabinets, this kitchen was designed to entertain! Upstairs, the second floor was designed to accommodate family life, with three large bedrooms, two full bathrooms, and a full walk-in laundry room with a sink. The sizeable primary suite features unique tray ceilings, oversized windows, and DUAL walk-in closets. The 5pc spa-level ensuite features a fully tiled shower with a bench and glass door, large vanity with double undermount sinks and quartz countertops, a free-standing soaker tub, and a formal water



closet. Sizeable secondary bedrooms feature large windows and spacious closets, plus use of the main bath with tub/shower lock off and vanity with dual sinks. The fully-developed basement showcases 9' ceilings, in-floor heat rough-ins, a large rec room with a built-in entertainment console, a full wet bar, a large 4th bedroom, and a 4pc bathroom with a fully tiled tub/shower. Perfectly located in one of Calgary's most well-established inner-city neighbourhoods, you are just minutes from the Downtown core via Crowchild Trail and 16 Avenue NW. Other amenities within a short drive include North Hill Mall, Market Mall, McMahon Stadium, Foothills Hospital, Alberta Children's Hospital, U of C, SAIT, Nick's Steakhouse, Edelweiss Village, Lil Empire, and so much more! There's so much so close!

Built in 2024

Essential Information

MLS® #	A2157804
Price	\$1,085,000
Sold Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2009 23 Avenue Nw
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Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 18th, 2024
Days on Market	34
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX House of Real Estate

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