

\$975,000 - 1808 23 Avenue Nw, Calgary

MLS® #A2159222

\$975,000

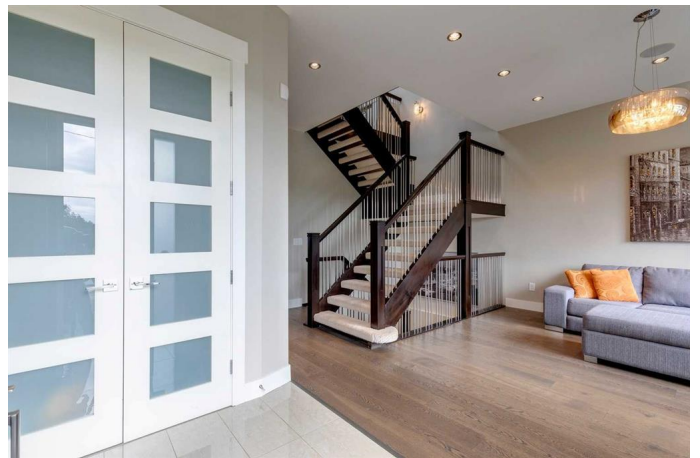
4 Bedroom, 4.00 Bathroom, 2,160 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

**** Open House, Sat, Sept 21, 2-4pm ****

Nestled between Empire Burgers and Confederation Park in Capitol Hill, this rare infill on an oversized 145' deep lot is a true gem. Where other infills may feel cramped and short on yard space, this home offers a spacious backyard, perfect for building a skating rink this winter. With modern construction and systems throughout, 1808 23 Ave NW is a unique opportunity to own a prime property and a premium lot. Inside, soaring 10-foot ceilings and vaulted spaces create an airy atmosphere, while expansive windows at the front and back flood the main floor with natural light. The open-concept kitchen, living, and dining areas boast premium appliances and finishes, ideal for entertaining. A more intimate formal sitting area offers versatility as a quiet conversation space or a home office, allowing the upstairs bonus room to serve as a dedicated space for kids or a partner's work. The upper level features three generously sized bedrooms, two full baths, and a convenient laundry room to keep household chores out of sight. A recent renovation in the ensuite's steam shower adds a touch of modern luxury that complements the home's overall high quality. The fully finished basement includes an additional bedroom and full bath, ample storage, and a casual living area with a wet bar, perfect for relaxed gatherings. A newer hot water tank, Blue light air filtration and air -conditioning keep the home hassle free, comfortable, and



safe. Enjoy the convenience of being steps away from two schools, multiple bus routes, and two C-Train stations. Downtown is just a 15-minute drive away. Don't miss your chance to view this inner-city treasure—contact your favorite realtor to schedule a private showing today!

Built in 2014

Essential Information

MLS® #	A2159222
Price	\$975,000
Sold Price	\$962,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1808 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1V7

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Steam Room, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bath, Double Sided, Family Room, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 27th, 2024
Days on Market	35
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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