## \$1,399,990 - 2311 23 Avenue Sw, Calgary

MLS® #A2204051

## \$1,399,990

5 Bedroom, 5.00 Bathroom, 2,529 sqft Residential on 0.06 Acres

Richmond, Calgary, Alberta

Nestled in the highly sought-after neighbourhood of Richmond, with convenient access to Crowchild Trail and just minutes from downtown, this stunning one of a kind three-level modern home seamlessly blends luxury, style, and functionality.

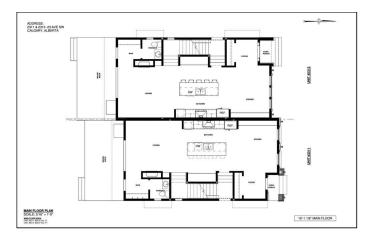
As you step inside, you're greeted by a spacious formal dining room, 10 ft ceilings setting the tone for elegance throughout. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, high-end S/S appliances, and custom ceiling-height cabinetry. The open-concept living room offers a cozy gas fireplace with built-ins and flows effortlessly onto the back deck through patio doors, perfect for indoor-outdoor living. The main floor also includes a thoughtfully designed mudroom and a powder room.

Second floor, the primary suite is a luxurious retreat, boasting a spa-like 5-piece ensuite with a walk-in shower, free-standing tub, dual vanities, and a spacious walk-in closet. The second bedroom, complete with a built-in closet, also includes its own full bathroom. An additional office space on this level provides versatility, complemented by a convenient laundry room.

The third level is an entertainer's haven, featuring a bright living area that opens to a private balcony with breathtaking views, a wet bar, and another primary bedroom with an ensuite bathroom offering heated floors, smart toilet, steam shower and an expansive walk-in







closet. Other upgrades also included are hardwood floors through out the 3 floors, smart switches, built-in speakers, RI for security cameras and A/C unit.

The fully finished basement offers exceptional flexibility, Perfect legal suite (Subject to City of Calgary approval) for a potential income or guest accommodations. It offers 9 ft ceilings that includes a living room, kitchen, separate laundry, a full bathroom, and two bedrooms. Outside, the double-detached garage provides secure parking and extra storage. Situated in a prime location close to parks, shops, restaurants, and top-rated schools, this home is the perfect blend of modern design, high-end finishes, and unbeatable convenience. Please note: the 2Pc washroom as per plans in the basement has been converted into a closet.

Built in 2024

## **Essential Information**

MLS® # A2204051

Price \$1,399,990

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,529

Acres 0.06

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

## **Community Information**

Address 2311 23 Avenue Sw

Subdivision Richmond

City Calgary County Calgary Province Alberta Postal Code T2T 0W3

**Amenities** 

**Parking Spaces** 2

**Parking Double Garage Detached** 

# of Garages 2

Interior

**Interior Features** Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,

Separate Entrance

**Appliances** Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes 1

# of Fireplaces

**Fireplaces** Gas Log

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

**Exterior** 

Exterior Features Other

Back Lane, Back Yard, Landscaped, Rectangular Lot Lot Description

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation **Poured Concrete** 

**Additional Information** 

**Date Listed** March 20th, 2025

Days on Market 17

Zoning R-CG

**Listing Details** 

**Listing Office** Royal LePage METRO

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