



2428 23 Street Calgary Alberta

\$1,150,000

OPEN HOUSE SATURDAY February 8, 1pm to 4pm. Welcome to the lap of luxury in Banff Trail. This beautifully appointed infill is only 200 METER WALK TO BANFF TRAIL C-TRAIN STATION and walking distance to University of Calgary, which makes it an ideal location with its 2 BEDROOM LEGAL BASEMENT SUITE. Have Kids with allergies? NO CARPETS THROUGHOUT. The Main floor has 10' CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with quartz backsplash, 14' long island with a magnificent quartz countertop and dual waterfall feature and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a show-stopping 36 inch Monogram gas range, Impressive 48" WIDE JENNAIR FRIDGE and BEVERAGE COOLER in the seamlessly situated coffee bar that is open-to-above with morning sun lighting it up with sunshine. The Living room has an opulent 50' GAS FIREPLACE with built-ins and sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room has sitting bench and hangers, and will face a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with vaulted ceiling, spacious WALK-IN HIS & HER closets and a spa-like ensuite which will have a tiled STEAM SHOWER, double vanity, and a free-standing tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has "cheater-suite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to access the mechanicals. The basement ceiling has sound red...

4pc Bathroom Measurements not available

Bedroom 9.75 Ft x 12.33 Ft

Bedroom 10.83 Ft x 11.25 Ft

Laundry room 5.83 Ft x 8.00 Ft

Primary Bedroom 12.83 Ft x 21.83 Ft

Laundry room 6.00 Ft x 4.00 Ft

Bedroom 9.33 Ft x 11.17 Ft

Bedroom 9.83 Ft x 9.08 Ft

Office 6.67 Ft x 6.00 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

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See

Mirror

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5pc Bathroom Measurements not available

Living room 11.00 Ft x 11.00 Ft

Other 8.33 Ft x 12.25 Ft

Dining room 7.00 Ft x 11.25 Ft

4pc Bathroom Measurements not available

Other 5.33 Ft x 7.83 Ft

Foyer 7.00 Ft x 6.00 Ft

Dining room 9.92 Ft x 12.83 Ft

Other 20.50 Ft x 15.33 Ft