



## 423 23 Avenue Calgary Alberta

\$1,099,000

Luxurious inner-city retreat, no detail has been left out of this modern and elegant home. Phenomenally located mere steps from the endless activities at Confederation Park. Immediately be impressed by the stunning architecture and outstanding curb appeal. The interior is equally as impressive with central air conditioning, built-in speakers, gleaming hardwood floors, soaring 10' ceilings, upscale designer details and an abundance of natural light. The front dining room hosts incredible meals with a huge picture window, extended cabinetry to store away lesser used items and display shelves on the feature wall adding a touch of whimsy. Culinary adventures await in the chef's dream kitchen featuring a plethora of sleek cabinets, quartz countertops, stainless steel appliances including a gas stove and 2 large islands with casual seating. Sit back and relax in front of the focal fireplace in the living room while oversized windows frame serene backyard views and clever built-ins store media equipment as well as showcase your personal treasures. Ascend the open riser staircase to the upper level and escape to the opulence of the primary bedroom. This owner's oasis is complete with grand 10' ceilings, a feature wall, a custom walk-in closet and a lavish 5-piece ensuite boasting in-floor heating, dual sinks, a deep soaker tub and an opulent steam shower. 2 additional bedrooms, another full bathroom and convenient laundry room are all also on this level. The basement is finished in the same sophisticated style as the rest of the home. Convene in the rec room in front of the built-in media area for games and movies with no need to climb up the stairs to grab a drink or snack thanks to the fantastic wet bar. A 4th guest bedroom, full bathroom and plenty of storage complete this level. Gorgeously landscaped the peaceful backyard with sunny south exposure will have you spendin...

Recreational, Games room 21.33 Ft x 18.50 Ft

Furnace 8.00 Ft x 5.50 Ft

Bedroom 14.67 Ft x 12.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 17.33 Ft x 15.00 Ft

Dining room 13.92 Ft x 9.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 5.67 Ft x 4.83 Ft

Other 9.00 Ft x 8.50 Ft

Primary Bedroom 15.00 Ft x 12.33 Ft

Bedroom 10.33 Ft x 9.67 Ft

Bedroom 10.50 Ft x 10.00 Ft

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

Listing Presented By:



Originally Listed by:  
Charles



See

**Mirror**

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Living room 17.67 Ft x 13.83 Ft

Foyer 10.50 Ft x 6.67 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft