



## 538 23 Avenue Calgary Alberta

\$1,099,000

Welcome to an exceptional opportunity for urban luxury living in the vibrant heart of Mission/Cliff Bungalow. This stunning brand-new corner-end unit townhouse spans an impressive 1,889.13 square feet across three meticulously designed stories for living, with a fourth story dedicated to your expansive rooftop patio—offering a perfect blend of modern comfort and sophistication. As you enter, you are greeted by an open-concept main floor that is bathed in natural light, accentuated by stylish luxury vinyl plank flooring, a half bath, elevator access, garage access, and a large double closet for storage. Ascending to the second floor, you are welcomed by large windows that allow for ample natural light, a cozy gas fireplace flanked by elegant bookshelves in the living room, and a beautiful dining room featuring patio French doors that lead to the second-floor balcony, seamlessly blending indoor and outdoor living. The gourmet kitchen is a culinary enthusiast's dream, showcasing high-end finishes, including a spacious island with an eating bar, a Wolf cooktop, a built-in oven, a built-in microwave, a Bosch built-in dishwasher, and a Subzero built-in refrigerator. Completing this culinary haven are stone counters and large, bright windows that illuminate the space, along with an instant hot water tap for added convenience. Ascend to the exquisite third-floor principal retreat, where luxury meets tranquility. This sanctuary boasts French doors and a large window that floods the space with natural light, a walk-in closet enhanced with built-in shelving, and a spa-like 5-piece ensuite featuring his and hers sinks, a large soaker tub, and a beautifully tiled shower, providing a serene escape from everyday hustle. The upper level also includes a well-appointed laundry room with a folding counter and ample storage, as well as a 4-piece bathroom and a second bedroom with its own...

Kitchen 13.92 Ft x 16.50 Ft  
Dining room 13.33 Ft x 10.08 Ft  
Other 18.00 Ft x 4.00 Ft  
Laundry room 8.00 Ft x 3.25 Ft  
Primary Bedroom 13.17 Ft x 11.67 Ft  
Bedroom 12.83 Ft x 10.17 Ft

5pc Bathroom 14.92 Ft x 4.92 Ft  
Other 40.00 Ft x 17.33 Ft  
Other 3.00 Ft x 2.83 Ft  
Living room 17.83 Ft x 13.92 Ft  
Furnace 6.67 Ft x 4.58 Ft  
2pc Bathroom 6.83 Ft x 2.50 Ft

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Listing Presented By:



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**Mirror**

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4pc Bathroom 8.00 Ft x 5.50 Ft

Other 13.17 Ft x 12.92 Ft