



# 615 23 Avenue Calgary Alberta

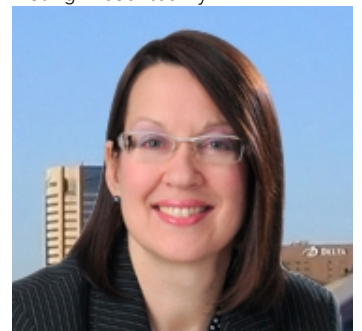
\$1,150,000

This exquisitely remodeled luxury residence is nestled in a prime urban neighborhood. Set on a peaceful, tree-lined street among charming character homes, it's just steps from the vibrant 4th Street Village, with easy access to downtown and scenic river pathways. The main level boasts a spacious open layout with soaring ceilings, hardwood floors, and generous south-facing windows. A central kitchen features a large island with bar seating, a gas range, and ample pantry storage. The bright living area flows into a dining space with built-ins, and a convenient powder room. Ascend a skylit staircase to the five-star master suite, complete with vaulted ceilings, a large walk-in closet, and a renovated ensuite featuring sliding barn doors, a double vanity, a glass shower, and a luxurious soaking tub. The second bedroom, also with vaulted ceilings, has its own ensuite and access to a sunny, private balcony. Upstairs laundry provides added convenience. The fully finished lower level includes in-floor heating, a versatile rec room with built-ins, 2 beverage fridges, a four-piece bath, a second laundry room, and additional storage. Central air conditioning, a brand new furnace and a water softener will ensure year-round comfort. Outdoors, a spacious private deck and low-maintenance yard provide a perfect space for relaxation, complemented by a 2 car garage with a slat wall storage system and ceiling mounted storage racks. If you are looking to suite out the basement, a side entry & secondary laundry are already in place! (id:6769)

Recreational, Games room 16.50 Ft x 25.58 Ft  
 4pc Bathroom 4.83 Ft x 7.67 Ft  
 Laundry room 5.42 Ft x 7.50 Ft  
 Foyer 6.58 Ft x 11.50 Ft  
 Dining room 14.42 Ft x 10.33 Ft  
 Living room 11.08 Ft x 13.08 Ft  
 Kitchen 14.42 Ft x 13.58 Ft  
 Den 9.67 Ft x 12.83 Ft

Breakfast 8.33 Ft x 7.67 Ft  
 2pc Bathroom 3.92 Ft x 6.08 Ft  
 Primary Bedroom 11.83 Ft x 14.58 Ft  
 Bedroom 11.08 Ft x 10.58 Ft  
 5pc Bathroom 12.50 Ft x 8.33 Ft  
 4pc Bathroom 6.50 Ft x 7.17 Ft  
 Other 5.83 Ft x 9.33 Ft

Listing Presented By:



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