



# 1305 23 Street Calgary Alberta

\$1,074,900

WOW!!! Opportunity to buy a great valued home in Briar Hill. Located on a quiet street and hillside lot with amazing west facing city views surrounded by trees giving added privacy. This fully renovated two storey home features a main floor with an open concept floorplan with hardwood and tile flooring throughout. A gourmet kitchen with quartz countertops, stainless steel appliances including a lower hidden away microwave, loads of cabinet and countertop space, built in pantry cabinets and island with flush eating bar. Huge living room, dining room and extra space for an optional family room, office area or children's play area. Large windows covering the full back of the house bringing in great natural light and a 2pc bathroom. The upper level features the large primary bedroom with a 5pc ensuite including a skylight, double sinks, quartz countertops, soaker tub and separate glass and tile shower. A sitting area that could be converted into a bedroom or used as a large walk-in closet. Second great sized bedroom with two closets including a walk-in closet and 4pc ensuite with quartz countertops. The walk-out basement is fully finished with a large family room featuring a wood burning fireplace with floor to ceiling stone, third bedroom, a 3pc bathroom with stand-up shower and quartz counters and lower floor laundry room with plenty of storage room. West facing backyard with great views surrounded by trees giving you great privacy. An upper large deck off of the main floor with stairs going down to a full width lower patio deck and the walk-out basement. There is also a lower rear storage room great for storing your gardening tools. Other features include all newer windows throughout, new exterior stucco and stone, oversize single attached garage with a long driveway, staircase with hardwood stairs and upgraded railing and an open front entranceway with high vaulte...

Family room 5.97 M x 4.24 M

Bedroom 4.24 M x 3.79 M

3pc Bathroom 3.35 M x 2.29 M

Laundry room 3.28 M x 2.29 M

Living room 6.53 M x 4.24 M

Kitchen 5.18 M x 3.81 M

2pc Bathroom 1.58 M x 1.45 M

Primary Bedroom 4.52 M x 4.29 M

Other 3.35 M x 2.74 M

5pc Bathroom 4.22 M x 2.49 M

Bedroom 4.12 M x 3.81 M

4pc Bathroom 2.52 M x 1.52 M

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

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Dining room 4.24 M x 4.17 M