



1603 23 Street Calgary Alberta

\$1,900,000

Modern executive 4 bedroom walk out west backyard in stunning Briar Hill. NEWLY RENOVATED -New flooring main floor, upper hallway and three bedrooms, new Paint in basement completed April 2025. Step inside to discover this open main floor enhanced by natural light from the west-facing windows. Brand new Wide plank flooring and marble tile detailing greet you at the grand entrance now flush between the living and dining room. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a gas fireplace and a dining space featuring a high ceiling's bathed in natural light. The chef's white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas oven range, a built-in Wolf steam oven, and a built-in Wolf coffee - espresso maker. A wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom side entrance. Upstairs, you will find brand new flooring - three generously sized bedrooms and a stylish loft. (all carpet now removed from bedrooms) The custom curved, open-tread carpeted staircase leading to and from New floors in the upper landing create a stunning focal point. Each bedroom features a full ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower. The newly painted white -fully developed walkout basement, with heated concrete painted epoxy flooring is accessible via two separate stairwells and includes a laundry room with a sink, space for Pool table and theatre room, fourth bedroom, full bathroom, and a rec room with a wet bar and bar refrigerator. Basement also features a dedicated st...

Other 24.00 Ft x 24.00 Ft

Family room 24.50 Ft x 18.75 Ft

Recreational, Games room 13.75 Ft x 12.67 Ft

Laundry room 8.75 Ft x 6.42 Ft

Wine Cellar 18.00 Ft x 8.00 Ft

Bedroom 15.00 Ft x 14.33 Ft

Living room 20.00 Ft x 16.00 Ft

Foyer 24.25 Ft x 7.83 Ft

Office 16.42 Ft x 10.50 Ft

Other 11.92 Ft x 5.75 Ft

Other 20.00 Ft x 16.00 Ft

Other 7.75 Ft x 7.50 Ft

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Listing Presented By:



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4pc Bathroom 9.58 Ft x 4.92 Ft
Other 8.00 Ft x 6.33 Ft
Kitchen 19.00 Ft x 15.00 Ft
Dining room 13.00 Ft x 10.00 Ft

Other 8.17 Ft x 7.75 Ft
2pc Bathroom 8.75 Ft x 4.92 Ft
Other 12.00 Ft x 16.92 Ft