



2107 23 Avenue Calgary Alberta

\$1,050,000

Welcome to this exceptional four-bedroom, three-and-a-half bathroom home, perfectly positioned on a sunny corner lot in the vibrant inner-city community of Richmond. Offering over 2500 square feet of developed space spanning three levels and a finished basement. This custom-built residence blends contemporary design, energy-efficient construction, and elevated comfort in every detail. Constructed with ICF (Insulated Concrete Form) walls, the home offers superior insulation, soundproofing, and long-term durability. Step inside to discover an open-concept main floor flooded with natural light. Stylish and functional, it features rich hardwood floors, a striking tiled finished fireplace, built-in shelving, sleek glass accents, and a seamless layout ideal for everyday living and entertaining. The chef's kitchen is a true showpiece, complete with upgraded stainless steel appliances, stone countertops, a peninsula island with an eat-up bar, ample pantry space, and refined finishes throughout. The main floor is completed by a two-piece powder bathroom and a cleverly tucked-away "pocket office" with a built-in desk, which provides an ideal spot for remote work or homework. The second floor offers two additional well-appointed bedrooms, one with split unit wall AC, a four-piece bathroom, and a spacious laundry room providing ample space for family, guests, or a home office. The third-floor primary retreat is nothing short of spectacular, offering sweeping city views from your private deck or the comfort of your bed. The spa-inspired ensuite includes a steam shower, jetted tub, double vanity, heated tile floors, and sophisticated finishes. A walk-in closet and split wall AC unit complete this luxurious sanctuary. The fully developed basement adds versatility with in-floor heating, a large bedroom, a four-piece bathroom, and flexible living space ideal for a media room, home ...

Bedroom 19.83 Ft x 15.67 Ft

Bedroom 19.83 Ft x 11.83 Ft

4pc Bathroom Measurements not available

Primary Bedroom 15.83 Ft x 11.67 Ft

5pc Bathroom Measurements not available

Recreational, Games room 19.42 Ft x 17.00 Ft

4pc Bathroom Measurements not available

Living room 17.42 Ft x 15.00 Ft

Kitchen 15.42 Ft x 9.75 Ft

2pc Bathroom Measurements not available

Dining room 12.00 Ft x 10.00 Ft

Den 9.17 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

<http://alisonlang.ca/>



Real Estate Professionals Inc.

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

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

