



## 2311 23 Avenue Calgary Alberta

\$1,370,000

**\*\*Check out the 3D tour\*\*** Nestled in the highly sought-after neighbourhood of Richmond, with convenient access to Crowchild Trail and just minutes from downtown, this stunning one of a kind three-level modern home seamlessly blends luxury, style, and functionality. As you step inside, you're greeted by a spacious formal dining room, 10 ft ceilings setting the tone for elegance throughout. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, high-end S/S appliances, and custom ceiling-height cabinetry. The open-concept living room offers a cozy gas fireplace with built-ins and flows effortlessly onto the back deck through patio doors, perfect for indoor-outdoor living. The main floor also includes a thoughtfully designed mudroom and a powder room. Second floor, the primary suite is a luxurious retreat, boasting a spa-like 5-piece ensuite with a walk-in shower, free-standing tub, dual vanities, and a spacious walk-in closet. The second bedroom, complete with a built-in closet, also includes its own full bathroom. An additional office space on this level provides versatility, complemented by a convenient laundry room. The third level is an entertainer's haven, featuring a bright living area that opens to a private balcony with breathtaking views, a wet bar, and another primary bedroom with an ensuite bathroom offering heated floors, smart toilet, steam shower and an expansive walk-in closet. Other upgrades also included are hardwood floors through out the 3 floors, smart switches, built-in speakers, RI for security cameras and AC. The fully finished basement offers exceptional flexibility, Perfect legal suite (Subject to City of Calgary approval) for a potential income or guest accommodations. It offers 9 ft ceilings that includes a living room, kitchen, separate laundry, a full bathroom, and two bedrooms. Outside, the double-deta...

Bedroom 12.00 Ft x 13.33 Ft

Bedroom 12.92 Ft x 14.17 Ft

Laundry room 5.83 Ft x 9.50 Ft

Office 6.33 Ft x 8.17 Ft

5pc Bathroom 8.83 Ft x 9.50 Ft

3pc Bathroom 8.67 Ft x 11.00 Ft

Furnace 6.00 Ft x 9.17 Ft

Bedroom 9.00 Ft x 10.08 Ft

Living room 11.67 Ft x 8.42 Ft

Kitchen 9.42 Ft x 9.50 Ft

Bedroom 10.08 Ft x 10.25 Ft

Other 5.67 Ft x 6.75 Ft

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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

Primary Bedroom 13.00 Ft x 14.08 Ft  
5pc Bathroom 10.00 Ft x 12.25 Ft  
Other 6.00 Ft x 16.00 Ft  
4pc Bathroom 5.00 Ft x 10.25 Ft

Dining room 10.00 Ft x 13.33 Ft  
Living room 13.00 Ft x 14.50 Ft  
Kitchen 14.50 Ft x 15.58 Ft