



2313 23 Avenue Calgary Alberta

\$1,319,000

**** OPEN HOUSE: Saturday, September 13th 12-2pm **** Experience thoughtful design and modern comfort in this beautifully built three-storey duplex located in the heart of Richmond. This home offers exceptional versatility with a fully finished legal basement suite, featuring two bedrooms, a full bathroom, in-suite laundry, and a separate entrance--ideal for guests, rental income, or multigenerational living. On the main floor, enjoy a bright, open layout with a front dining area, a gourmet kitchen outfitted with eye-catching gold hardware, and a cozy living room centered around a gas fireplace with warm tile surround. Thoughtful built-in shelving adds both style and function throughout, perfect for displaying decor and staying organized. A 2-piece powder room connects to a practical mudroom, while the large backyard leads to a detached double garage. The second floor features two spacious bedrooms, each with its own ensuite, plus a dedicated laundry room and a glass-enclosed flex space or home office that adds versatility and style. On the top floor, escape to your private retreat--a stunning loft-style level complete with a wet bar, lounge area, walk-in closet, and access to a sunny rooftop balcony. Unique lighting throughout the home adds just the right amount of personality and polish. This home blends warmth and sophistication, offering a modern, functional layout perfect for everyday living and entertaining. (id:6769)

3pc Bathroom 8.25 Ft x 10.92 Ft
Bedroom 13.17 Ft x 14.08 Ft
Laundry room 9.50 Ft x 5.33 Ft
Office 6.00 Ft x 7.83 Ft
Bedroom 12.08 Ft x 13.50 Ft
Other 6.17 Ft x 7.83 Ft
5pc Bathroom 8.75 Ft x 9.42 Ft
Other 5.50 Ft x 14.33 Ft
Primary Bedroom 14.17 Ft x 13.00 Ft
6pc Bathroom 12.25 Ft x 9.75 Ft

Bonus Room 20.08 Ft x 9.75 Ft
Other 15.92 Ft x 5.17 Ft
Other 5.58 Ft x 5.83 Ft
Bedroom 10.42 Ft x 11.25 Ft
4pc Bathroom 5.00 Ft x 10.08 Ft
Laundry room 3.50 Ft x 9.83 Ft
Family room 10.08 Ft x 15.00 Ft
Bedroom 8.67 Ft x 11.50 Ft
Other 8.67 Ft x 6.92 Ft

Listing Presented By:



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eXp Realty



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