



## 2342 23 Avenue Calgary Alberta

\$879,900

Located across from green space in the desirable inner-city community of Richmond, this beautifully custom-built infill by BEYOND HOMES (RNDSQR) sits on a quiet cul-de-sac. This gorgeous home offers 4 bedrooms, 3.5 bathrooms, over 1,800 sq ft of living space above grade, 9-ft ceilings throughout, a fully finished basement, and a double detached garage. It also features thoughtful design and modern upgrades, including built-in speakers and generous storage space. With a mid-century modern feel, the home showcases an ideal main floor layout and beautiful hardwood floors. In the sunlit dining area an oversized window looks out onto the front yard, seamlessly connecting to the chef's kitchen, which balances form and function with dark custom cabinetry by AYA, quartz countertops, stainless steel Brigade (Viking) appliances (including a gas stove), a central island, open shelving, and a pantry. A striking wood beam feature wall adds warmth and architectural character. A beautiful, freestanding, tiled gas fireplace with built-in shelving anchor the bright, airy living room and 8ft sliding glass doors open to the beautifully landscaped backyard. A stylish powder room and a practical mudroom with additional backyard access complete the main level. Upstairs, the spacious primary suite is a relaxing retreat, featuring a walk-in closet with built-in organizers and a luxurious five-piece ensuite with a soaker tub, dual vanities, and heated tile floors. Two additional bedrooms, a four-piece bath, and upper-floor laundry add comfort and convenience for the whole family. The fully finished basement expands your living space with a generous rec room, a fourth bedroom, and a three-piece bathroom with a custom-tiled walk-in shower. Recessed lighting and thoughtful design make this level feel bright and welcoming, while ample storage helps keep everything organized. Outside, enjoy the...

Primary Bedroom 12.42 Ft x 14.92 Ft

5pc Bathroom 9.25 Ft x 18.42 Ft

Bedroom 10.50 Ft x 14.50 Ft

Bedroom 11.17 Ft x 9.50 Ft

4pc Bathroom 7.25 Ft x 7.83 Ft

Recreational, Games room 19.33 Ft x 14.75 Ft

3pc Bathroom 6.08 Ft x 11.75 Ft

Furnace 9.17 Ft x 8.25 Ft

2pc Bathroom 6.58 Ft x 4.58 Ft

Dining room 13.08 Ft x 12.67 Ft

Kitchen 15.67 Ft x 14.67 Ft

Living room 15.75 Ft x 11.50 Ft

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