



2430 23 Street Calgary Alberta

\$1,099,888

OPEN HOUSE SUNDAY, July 6, 2:30 to 4pm !! LAST UNIT REMAINING (Attached side already sold)! Welcome to the lap of luxury in Banff Trail. This beautifully appointed infill is only 250 METER WALK TO BANFF TRAIL C-TRAIN STATION and walking distance to University of Calgary, which makes it an ideal location with its 2 BEDROOM LEGAL BASEMENT SUITE. Have Kids with allergies? NO CARPETS THROUGHOUT. The Main floor has 10' CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with quartz backsplash, 14' long island with a magnificent quartz countertop and dual waterfall feature and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a show-stopping "COMMERCIAL STYLE" 36 INCH GAS RANGE, Impressive 48" WIDE JENNAIR FRIDGE and BEVERAGE COOLER in the seamlessly situated coffee bar that is open-to-above with morning sun lighting it up with sunshine. The Living room has an opulent 50' GAS FIREPLACE with built-ins and sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room has sitting bench and hangers, and will face a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with vaulted ceiling, spacious WALK-IN HIS & HER closets and a spa-like ensuite which will have a tiled STEAM SHOWER, double vanity, and a free-standing tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has "cheater-suite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to a...

4pc Bathroom Measurements not available

Bedroom 2.97 M x 3.76 M

Bedroom 3.30 M x 3.43 M

Laundry room 1.78 M x 2.44 M

Primary Bedroom 3.91 M x 6.68 M

Laundry room 1.83 M x 1.22 M

Bedroom 2.84 M x 3.40 M

Bedroom 3.00 M x 2.77 M

Office 2.03 M x 1.83 M

2pc Bathroom Measurements not available

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Listing Presented By:



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5pc Bathroom Measurements not available

Living room 3.35 M x 3.35 M

Other 2.54 M x 3.73 M

Dining room 2.13 M x 3.43 M

4pc Bathroom Measurements not available

Other 1.62 M x 2.39 M

Foyer 2.13 M x 1.83 M

Dining room 3.02 M x 3.91 M

Other 6.25 M x 4.67 M