



2634 23 Avenue Calgary Alberta

\$725,000

This award winning luxury townhome in a perfect Killarney location features finishings and details far above the normal. Upon entrance you are greeted to an open concept main floor. The living room features a large and bright south facing window and beautiful fireplace with designer tile surround. The kitchen is a chefs dream with high end stainless steel appliances including a full sized fridge + freezer combo, gas stove, 12' foot island, pot filler, custom cabinetry and a custom millwork hood fan. Just off the kitchen leads into the dining room with a custom built in coffee station. Rounding out the main floor is a moody half bathroom and a doorway leading out to the private backyard space. The stairway to the upper level features open risers with stunning glass that gives an airy and open feeling to the home. Upstairs you have a double primary layout both with their own ensuites and walk in closets. The south bedroom features an ensuite with heated flooring, stunning fully tiled spa like shower and double vanities. The north bedroom ensuite features a bathtub with beautiful tiling throughout. Completing the upper level is a conveniently located laundry area. In the lower level you have a massive family room with a custom built in wet bar and entertainment unit, an additional bedroom with a large window and another full bathroom. Ample storage space and parking available in the single detached garage. Other great perks include gorgeous curb appeal with stone and stucco exterior, great landscaping, central air conditioning and the best neighbours. (id:6769)

4pc Bathroom 4.92 Ft x 9.33 Ft
 Bedroom 11.08 Ft x 10.92 Ft
 Family room 11.75 Ft x 21.75 Ft
 Furnace 7.58 Ft x 9.92 Ft
 2pc Bathroom 6.75 Ft x 2.92 Ft
 Dining room 12.08 Ft x 5.83 Ft
 Kitchen 15.50 Ft x 17.17 Ft

Living room 13.42 Ft x 11.25 Ft
 4pc Bathroom 4.92 Ft x 11.92 Ft
 4pc Bathroom 9.92 Ft x 4.92 Ft
 Bedroom 13.75 Ft x 13.08 Ft
 Primary Bedroom 13.67 Ft x 12.92 Ft
 Other 5.08 Ft x 10.00 Ft

Listing Presented By:



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