



97 23 Street Calgary Alberta

\$840,000

Brand-New, NO CONDO FEE Row House in Prime location of Westmount, Calgary. Discover modern urban living in this brand-new, no condo fee row house, perfectly positioned in Westmount—just steps from Kensington's lively shops and cafes, the Bow River, and scenic pathways. Situated on the corner of 23 Street and Kensington Road, this home offers unmatched convenience with quick access to downtown, Memorial Drive, and Crowchild Trail. Spanning 1,749 sq. ft., this east-facing home is bathed in natural light all day. The entry level features a versatile flex room with direct access to the backyard and patio, ideal for a home office or additional living space. Upstairs, the open-concept second floor boasts a spacious dining area leading to a private balcony, a gourmet kitchen with quartz countertops, a gas stove, built-in microwave, French door refrigerator, and a stunning living room with an electric fireplace and media wall. The top floor is designed for comfort, featuring a luxurious primary suite with an upgraded 3-piece ensuite, standing shower, and walk-in closet. Two additional well-sized bedrooms, a 4-piece main bathroom, and a convenient top-floor laundry complete the space. Thoughtfully designed with high-end finishes, this home showcases luxury vinyl plank flooring, elegant feature walls, premium tiles, upgraded carpet, and a designer backsplash. The single attached garage adds to the convenience. Located in one of Calgary's most sought-after neighborhoods, this home offers exceptional value. Move in just in time for summer! Book your private showing today. (id:6769)

2pc Bathroom 3.00 Ft x 6.83 Ft
Family room 11.00 Ft x 14.25 Ft
Kitchen 15.25 Ft x 13.33 Ft
Dining room 8.08 Ft x 11.92 Ft
4pc Bathroom 10.92 Ft x 4.92 Ft

Bedroom 10.92 Ft x 12.50 Ft
Bedroom 9.08 Ft x 9.92 Ft
3pc Bathroom 7.33 Ft x 8.17 Ft
Primary Bedroom 10.92 Ft x 11.67 Ft
Other 14.42 Ft x 7.42 Ft

Listing Presented By:



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RE/MAX First



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