

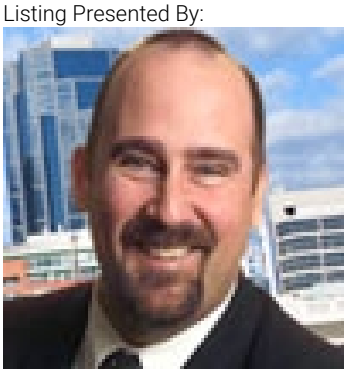
1912 23 Avenue Calgary Alberta

$1,079,000

OPEN HOUSE - OCT 10. 2PM-4PM Welcome to this exceptional luxury half duplex in the highly sought-after community of Banff Trail. Offering approximately 3,200 sq. ft. of total developed living space, including 2,271 sq. ft. of developed above-grade space, this impressive four-bedroom, 3.5-bathroom residence delivers the scale, sophistication, and functionality typically associated with a detached home.The main level showcases an impressive open-concept design with soaring 10-foot ceilings, oversized windows, and an abundance of natural light. At the heart of the home is a spectacular gourmet kitchen featuring an oversized quartz island, high-end appliances, extensive cabinetry, and generous workspace. The kitchen seamlessly connects to the dining and living areas, creating an ideal environment for both everyday family living and entertaining.Upstairs, three spacious bedrooms are complemented by a versatile bonus room, offering additional space for a family room, office, playroom, or media area. The primary bedroom is a true retreat, complete with a large walk-in closet and a spa-inspired ensuite. Relax in the luxurious soaker tub or unwind in the steam shower, creating a private wellness experience within your own home.The fully developed basement features impressive 9-foot ceilings, a large recreation room, and a fourth bedroom, providing exceptional flexibility for guests, teenagers, a home gym, or additional living space. Thoughtful design and quality finishes continue throughout every level.Outside, the oversized lot is a standout feature, offering considerably more outdoor space than many comparable half duplexes in the area. Central air conditioning provides year-round comfort, while the home's ...

4pc Bathroom 2.83 M x 1.51 M
5pc Bathroom 6.90 M x 1.72 M
Primary Bedroom 4.46 M x 4.23 M
Bedroom 3.65 M x 3.34 M
Bedroom 3.90 M x 3.17 M
3pc Bathroom 2.89 M x 1.50 M
Bedroom 4.06 M x 3.45 M
2pc Bathroom 1.75 M x 1.50 M

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca