



## 2013 23 Avenue Calgary Alberta

\$1,149,000

\*\*\* SEE THE VIRTUAL TOUR \*\*\* Welcome to this stunning brand-new side-by-side duplex located in the desirable community of Banff Trail. With its stylish exterior, the home features a concrete walkway leading to the house, along with concrete stairs at both the front and back, and a spacious concrete patio in the backyard. For safe and easy access to the basement through side door, the side of the house is all concrete without any window well on the way. Step inside to find a welcoming foyer that opens into a large living area, where a two-sided see-through fireplace elegantly separates the living room from the dining area. The modern kitchen is equipped with sleek cabinetry, stainless steel Bosch appliances, and a luxurious granite leather island and countertops. The main floor also includes a beautiful powder room and a convenient mudroom leading to the backyard. Upstairs, you'll discover a generously sized master bedroom complete with a walk-in closet and a stunning modern ensuite bathroom featuring a double vanity, standalone tub, tiled floors, quartz countertops, and a beautifully tiled shower. Additionally, the second floor hosts two other spacious bedrooms and a cozy loft, perfect for an office space or play area for the kids. The laundry room is conveniently located upstairs, alongside the main bathroom, which also boasts a double vanity, tiled floors, and quartz countertops. Hardwood flooring graces the main floor and the hallway of the second floor and the master bedroom. The basement features a separate entrance leading to a legal suite with two bedrooms, a separate furnace, and LVP flooring throughout. This suite includes a full kitchen with quartz countertops and stainless steel appliances, as well as a complete laundry setup, making it an ideal income generator while you enjoy luxurious living upstairs. In all vanities, LED mirrors are installed with 3 ...

Primary Bedroom 17.00 Ft x 13.42 Ft

Bedroom 15.00 Ft x 9.92 Ft

Bedroom 11.50 Ft x 9.92 Ft

Loft 10.58 Ft x 9.25 Ft

Laundry room .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 11.42 Ft x 9.92 Ft

Bedroom 10.33 Ft x 13.67 Ft

Laundry room .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.75 Ft x 15.25 Ft

Dining room 15.67 Ft x 12.17 Ft

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Listing Presented By:



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Century 21 Bamber Realty LTD.

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5pc Bathroom .00 Ft x .00 Ft

Other 17.67 Ft x 17.25 Ft

Other 11.00 Ft x 12.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 12.83 Ft x 10.08 Ft