



## 2319 23 Avenue Calgary Alberta

\$899,900

Welcome to Richmond/Knob Hill! This beautifully finished home offers 4 bedrooms, 3.5 bathrooms, a thoughtful layout, and a fully developed basement—truly a standout property. The bright, open-concept main floor features 9-foot ceilings, hardwood floors, and oversized windows that fill the space with natural light. The tiled front entry includes a spacious closet with French doors and custom organizers (no wire shelving in this house!), leading into a generous living room perfect for entertaining or settling in for a movie night. The chef-inspired kitchen boasts quartz countertops, a large island, ceiling-height cabinetry, a gas cooktop, built-in wall oven and microwave, and a pantry with custom shelving. It flows seamlessly into the dining area, which comfortably seats eight and is anchored by a gas fireplace with built-ins and a south-facing window. A discreetly positioned 2-piece powder room and a mud room with French door closet and additional built-ins complete the main level. Upstairs, an extra-wide staircase and skylight create an inviting transition to the second floor, where you'll find 9-foot ceilings and an ideal layout. The private primary suite overlooks the backyard and includes a spacious 5-piece ensuite with dual vanities, a deep soaker tub, an oversized shower, and a dreamy walk-in closet with extensive built-ins. Two additional large bedrooms sit at the opposite end of the home, each with built-in closets, large windows, and a shared balcony complete with soffit lighting. A 4-piece bathroom with quartz countertop and a dedicated laundry room with soft-close cabinetry complete this level. The basement feels anything but below-grade, thanks to large windows and cozy in-floor heat. The rec room offers a great space for family time and includes a well-appointed wet bar. A fourth bedroom with two windows and a huge walk-in closet sits next to a full 4-...

Primary Bedroom 18.00 Ft x 12.67 Ft

5pc Bathroom 12.33 Ft x 8.92 Ft

Other 10.75 Ft x 6.58 Ft

Bedroom 16.75 Ft x 9.42 Ft

Bedroom 12.83 Ft x 10.33 Ft

4pc Bathroom 8.58 Ft x 6.92 Ft

Other 13.67 Ft x 4.67 Ft

4pc Bathroom 8.00 Ft x 5.58 Ft

Furnace 9.75 Ft x 6.92 Ft

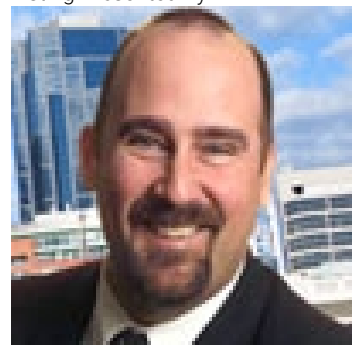
Living room 14.58 Ft x 11.75 Ft

Kitchen 15.67 Ft x 15.25 Ft

Dining room 20.08 Ft x 11.75 Ft

a

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://sarah-loney.c21.ca/>

### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

|                          |                     |              |                   |
|--------------------------|---------------------|--------------|-------------------|
| Laundry room             | 5.33 Ft x 5.08 Ft   | Foyer        | 5.42 Ft x 4.92 Ft |
| Recreational, Games room | 19.25 Ft x 10.17 Ft | 2pc Bathroom | 4.92 Ft x 4.75 Ft |
| Bedroom                  | 14.25 Ft x 9.75 Ft  |              |                   |