



# 2323 1 Street Calgary Alberta

\$599,800

Location, location, location! This luxurious, modern, and contemporary end-unit infill boasts over 1,800 sq.ft of living space, offering 3 bedrooms and 3.5 bathrooms. With incredible curb appeal, the main floor features soaring 10-foot ceilings, engineered hardwood flooring, and an abundance of natural light from large windows. The sleek kitchen comes with a full stainless steel appliance package (with a gas line roughed in for a gas stove), quartz countertops, and a spacious dining area, perfect for entertaining. A convenient mudroom completes the main floor layout. Upstairs, the 9-foot ceilings continue, where you'll find a spacious master suite with a luxurious 5-piece ensuite and a private balcony. The second bedroom has its own full bathroom, and the laundry room is conveniently located on this level. The fully finished basement, also with 9-foot ceilings, includes a large rec room, a wet bar, a third bedroom, and a fourth full bathroom, offering extra space for relaxation or guests. Additional features include a three-zone built-in speaker system, security cameras, an alarm system, air conditioning, a water softener, and low condo fees. Fully landscaped with front and back patios, this home is move-in ready. Located close to Center Street shopping, parks, schools, and more, this is the perfect home for modern living in an unbeatable location. Please click the Virtual Tours for more details! (id:6769)

Recreational, Games room 19.17 Ft x 12.50 Ft  
 Bedroom 10.00 Ft x 10.00 Ft  
 4pc Bathroom 9.00 Ft x 5.17 Ft  
 Living room 13.58 Ft x 10.17 Ft  
 Kitchen 13.00 Ft x 8.00 Ft  
 Dining room 10.00 Ft x 9.50 Ft  
 Foyer 7.42 Ft x 3.67 Ft

Other 5.42 Ft x 5.42 Ft  
 2pc Bathroom 5.25 Ft x 5.25 Ft  
 Primary Bedroom 11.17 Ft x 11.00 Ft  
 5pc Bathroom 9.33 Ft x 7.50 Ft  
 Bedroom 11.17 Ft x 10.50 Ft  
 4pc Bathroom 10.50 Ft x 4.92 Ft  
 Laundry room 7.17 Ft x 3.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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