



2325 23 Street Calgary Alberta

\$1,169,900

Welcome to this brand new luxury semi-detached home with a 2-bedroom legal suite in the sought-after community of Banff Trail. Perfectly located just steps from the Banff Trail LRT station, this home offers quick and easy access to downtown Calgary, shopping, dining, and recreation. The University of Calgary is only minutes away, making it an excellent choice for families, professionals, students, or investors seeking premium quality and unbeatable convenience. Step inside to discover an elegant main floor featuring 10-foot ceilings and hardwood flooring that extends throughout both the main and upper levels. The open-concept layout is designed for modern living, with a chef-inspired kitchen showcasing a large central island, quartz countertops, ceiling-height cabinetry, and a KitchenAid appliance package. The walk-in pantry with custom MDF shelving provides ample storage, while the spacious dining and living areas create the perfect setting for entertaining. A modern fireplace anchors the living room, and behind it you'll find a mudroom and a two-piece bathroom for added convenience. A glass-walled office on the main floor offers a stylish and functional workspace for today's professionals. Upstairs, you'll find three generous bedrooms, each designed with comfort and style in mind. The primary suite boasts a custom walk-in closet and a luxurious 5-piece ensuite complete with in-floor heating. Attention to detail is evident throughout with 8-foot doors, solid maple handrails, black metal spindles, and custom MDF built-ins in every closet and shelving unit. The fully finished basement offers a separate entrance to a beautifully designed 2-bedroom legal suite, perfect for extended family or as a mortgage helper. This suite features durable LVP flooring, a full kitchen, and in-suite laundry, providing complete independence and functionality for tenants or guests. Outside,...

Recreational, Games room 15.42 Ft x 9.33 Ft

Bedroom 10.42 Ft x 12.17 Ft

Bedroom 10.00 Ft x 12.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 15.00 Ft x 12.25 Ft

Dining room 15.25 Ft x 13.17 Ft

Kitchen 18.50 Ft x 10.58 Ft

Den 5.42 Ft x 5.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.50 Ft x 13.17 Ft

5pc Bathroom .00 Ft x .00 Ft

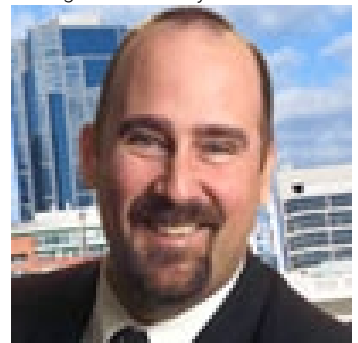
Bedroom 12.00 Ft x 9.75 Ft

Bedroom 12.00 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 6.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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