



2817 23A Street Calgary Alberta

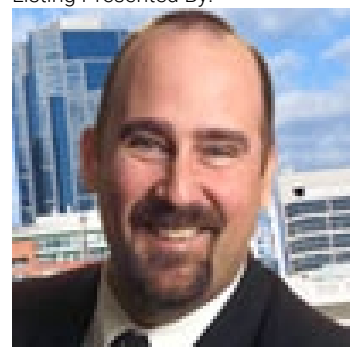
\$899,900

****OPEN HOUSE: 2-4PM Mar 8th, 2026 **** Location Location Location! Welcome to this modern and fabulous home just across the field from William Aberhart High School. This home features a Southwest-facing sunny backyard and is located near the city core and all amenities. The spacious kitchen features designer cabinetry and a center island with a rich granite countertop. The main floor is bathed in natural light and finished with hardwood and tiled entrances. The living room boasts a gas fireplace adorned with stone and woodwork. Upstairs, you'll find three generously sized bedrooms, including a master suite elegantly finished with a 5-piece ensuite featuring a soaker tub, steam shower, and skylight. The fully developed basement offers a fourth bedroom, a wet bar with elegant cabinetry, and a family room. Additional highlights include a double detached garage, a built-in speaker system throughout the house. This home is walking distance to two elementary schools, one French Immersion Junior high school, and the beautiful Canmore and Confederation Park, and is walking distance to the University of Calgary and University Ctrain station. The Foothill Medical Centres are located just a few minutes' drive away. Call for your private showing now. (id:6769)

- Other 5.67 Ft x 4.75 Ft
- Bedroom 12.33 Ft x 13.58 Ft
- 3pc Bathroom 4.92 Ft x 9.17 Ft
- Other 7.08 Ft x 6.25 Ft
- Furnace 9.42 Ft x 9.17 Ft
- Other 14.50 Ft x 19.17 Ft
- Other 6.92 Ft x 5.92 Ft
- Eat in kitchen 18.92 Ft x 12.67 Ft
- Living room 18.50 Ft x 19.92 Ft

- 2pc Bathroom 5.00 Ft x 5.58 Ft
- Dining room 13.67 Ft x 13.67 Ft
- Bedroom 12.17 Ft x 9.50 Ft
- Bedroom 12.17 Ft x 13.00 Ft
- 4pc Bathroom 4.92 Ft x 8.25 Ft
- Laundry room 5.50 Ft x 8.50 Ft
- Other 5.67 Ft x 8.33 Ft
- Primary Bedroom 13.83 Ft x 12.58 Ft
- 5pc Bathroom 17.08 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

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RE/MAX Realty Professionals

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