

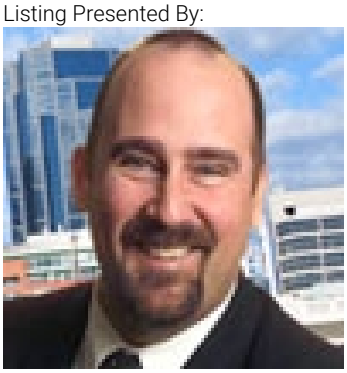
97 23 Street Calgary Alberta

$749,900

Welcome to The Opal on Westmount, a beautifully crafted contemporary three storey townhome that seamlessly blends sophisticated design, exceptional quality, and an unbeatable location. Situated in the heart of West Hillhurst, one of Calgary's most sought after communities, this residence offers a lifestyle defined by walkability, connectivity, and convenience. Just moments from the Bow River pathway system, vibrant Kensington Village, boutique shopping, local cafes, acclaimed restaurants, parks, recreation facilities, and top rated schools, this is urban living at its finest. Thoughtfully designed and impeccably finished, this move-in ready home offers over 1,700 sq ft of refined living space tailored to modern lifestyles. Every detail has been carefully considered, from the curated material selections to the custom architectural elements that create a warm yet contemporary aesthetic throughout. The welcoming entry level features a versatile flex space ideal for a home office, fitness studio, or creative workspace, along with direct access to the garage and generous storage area for bicycles, skis, and outdoor equipment. The main living level is bright, open, and designed for effortless entertaining. Anchored by a stunning electric fireplace and custom wood-slat acoustic feature wall, the living room exudes warmth and sophistication. The designer powder room is elevated with upscale finishes. At the heart of the home, the chef-inspired kitchen showcases a spacious 9' island, crisp white shaker cabinetry, custom wood-slat hood fan detailing, premium KitchenAid appliances, including a gas range, built-in pantry, and a contrasting 9' wood cabinet island that adds richness and character. An east facing sink captures beautiful morning light and city skyline views, while the adjoining dining area opens onto a private balcony complete with a gas line for seamless outdoor ...

Laundry room 3.25 Ft x 4.33 Ft
Primary Bedroom 10.83 Ft x 11.00 Ft
Other 7.17 Ft x 4.83 Ft
Bedroom 9.08 Ft x 10.25 Ft
Bedroom 9.25 Ft x 9.92 Ft
4pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Other 14.50 Ft x 7.50 Ft
Kitchen 14.83 Ft x 14.33 Ft
Dining room 7.92 Ft x 11.25 Ft
Living room 10.75 Ft x 13.00 Ft
2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

http://www.joelsemmens.com/

RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca