\$899,000 - 2702 23 Street Nw, Calgary

MLS® #A2225630

\$899,000

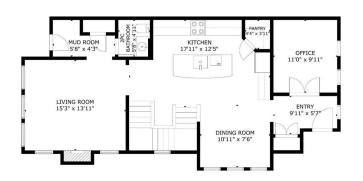
4 Bedroom, 4.00 Bathroom, 1,962 sqft Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome to 2702 23 St NW - This timeless home is situated on a sun drenched. south-facing corner lot. A custom 4-bedroom infill that blends outstanding quality with timeless elegance. Designed to capture natural light from every angle, the home features rich finishes and thoughtful details throughout. As you enter the main floor you will be impressed by the private office with loads of built-in cabinetry, glass doors & lots of natural light. Next you enter the elegant dining room framed by wall-to-wall windows. The custom kitchen is a chef's dream, complete with milled cabinetry, crown molding, and premium stainless steel appliances including a Gaggenau oven, granite countertops and a large 1/2 moon kitchen sink with garburator. Completing the main floor is a gracious living room with large windows and a gas fireplace. Upstairs, the vaulted primary suite is a peaceful retreat filled with light and includes more tasteful built-ins and a luxurious 5-piece ensuite. The upper level has an additional two large bedrooms, a beautiful 4-piece bath, and one of two very convenient laundry rooms. The fully finished basement features a spacious recreation room, large guest bedroom, full bathroom, oversized storage area, along with the second laundry area. The very well thought out mechanical room include two furnaces, an in-floor heating system, water softener, and central vacuum. This home features central air conditioning, on demand hot water, central vac, irrigation







system, custom metal fencing at the entrance way, California shutters and much more. Enjoy the immaculate outdoor living area with a stamped concrete patio and stucco privacy fencing which is a very exclusive to a custom home like this. A double detached garage already wired with 220V power completes the home. The location is very desirable, close to schools, playgrounds and a short walk to the Banff Trail LRT Station. Please feel free to call your favourite Realtor for your private tour, you will not find a finer quality home in the city!

Built in 2007

Essential Information

MLS® # A2225630 Price \$899,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,962 Acres 0.07

Year Built 2007

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2702 23 Street Nw

Subdivision Banff Trail

City Calgary
County Calgary

Province Alberta

Postal Code T2M 4N4

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages

Interior

Interior Features Bookcases, High Ceilings, No Smoking Home, Vaulted Ceiling(s)

Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric **Appliances**

Cooktop, Garage Control(s), Garburator, Microwave, Range Hood,

Refrigerator, Washer, Water Softener, Window Coverings

In Floor, Forced Air, Natural Gas Heating

Cooling Central Air

Fireplace Yes

of Fireplaces

1 **Fireplaces** Gas, Living Room, Mantle

Has Basement

Finished, Full Basement

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Rectangular

Lot, Street Lighting, Underground Sprinklers

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed May 29th, 2025

Days on Market 22

R-CG Zoning

Listing Details

Listing Office RE/MAX Realty Professionals

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