

# \$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
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Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, High Ceilings, No Smoking Home, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## 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
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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