

# \$1,898,000 - 1603 23 Street Nw, Calgary

MLS® #A2176912

**\$1,898,000**

4 Bedroom, 5.00 Bathroom, 3,132 sqft

Residential on 0.14 Acres

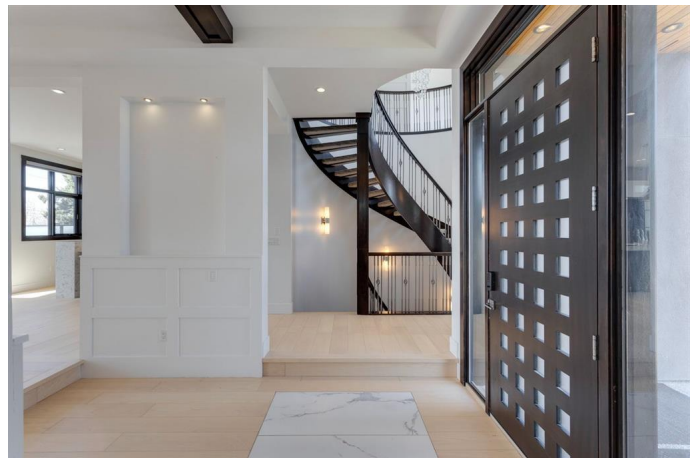
Hounsfeld Heights/Briar Hill, Calgary, Alberta

Modern executive 4 bedroom walk out west facing home in stunning Briar Hill. New flooring main floor, upper hallway and three bedrooms, new Paint in basement completed April 2025.

Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows. Brand new Wide plank flooring and marble tile detailing greet you at the grand entrance now flush between the living and dining room. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light.

The chef's white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built-in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families.

Upstairs, you will find brand new flooring—three generously sized bedrooms and a stylish loft. ( all carpet now removed from bedrooms ) The custom curved, open-tread carpeted staircase leading to and from New floors in the upper landing create a stunning focal point. Each



bedroom features a full ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower.

The newly painted white -fully developed walkout basement , with heated concrete painted epoxy flooring is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated storage room with ventilation and a separate door. Two sets of doors lead to the sunny west backyard, making this home perfect for entertaining and relaxation.

The double detached garage with separate electrical panel has private alley access. Includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage.

This home is conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!

Built in 2014

### **Essential Information**

MLS® #	A2176912
Price	\$1,898,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,132
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1603 23 Street Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2P6

### Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Drive Through, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized, Plug-In, Side By Side, Secured
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Granite Counters, Vinyl Windows, Low Flow Plumbing Fixtures, Recessed Lighting, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Data
Appliances	Dishwasher, Range Hood, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Dryer, Garage Control(s), Instant Hot Water, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Boiler, Fireplace(s), High Efficiency, Humidity Control, In Floor, Zoned
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Full, Walk-Out, Exterior Entry, Finished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Back Lane, City Lot, Lawn, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 4th, 2024
Days on Market	205
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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