

# \$975,000 - 2112 23 Avenue Sw, Calgary

MLS® #A2198069

**\$975,000**

4 Bedroom, 4.00 Bathroom, 1,811 sqft  
Residential on 0.06 Acres

Richmond, Calgary, Alberta

Brand new build with tasteful details and this property showcases beauty and functionality for families alike. The main level offers an inviting atmosphere upon entry where you are greeted by 10' ceilings and a free-flowing layout, At the heart of the home is a substantial kitchen that connects seamlessly to the dining and living spaces. sleek cabinetry, and luxurious quartz waterfall countertops, this kitchen is as functional as it is beautiful. On upper floor where you will find your primary retreat with a walk-through closet and spa-like ensuite, incorporated with a relaxing soaker tub, walk-in shower, dual-sink vanity . Two more bedrooms, a three piece bathroom and a convenient laundry room complete the upper level. lower level floor large fourth bedroom, a full bathroom and a bright family room with a wet bar and designed for fun and relaxation! and don't forget about the double detached garage. Don't miss this opportunity to own in a renowned central location that is walkable to all the exciting amenities of Marda Loop, and just a short drive to downtown Calgary!

Built in 2024

## Essential Information

MLS® #	A2198069
Price	\$975,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,811
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2112 23 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0W1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped

Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	45
Zoning	RC-2

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.