

# \$1,399,888 - 2311 23 Avenue Sw, Calgary

MLS® #A2204051

**\$1,399,888**

5 Bedroom, 5.00 Bathroom, 2,529 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

**\*\*Check out the 3D tour\*\*** Nestled in the highly sought-after neighbourhood of Richmond, with convenient access to Crowchild Trail and just minutes from downtown, this stunning one of a kind three-level modern home seamlessly blends luxury, style, and functionality.

As you step inside, youâ€™re greeted by a spacious formal dining room, 10 ft ceilings setting the tone for elegance throughout. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, high-end S/S appliances, and custom ceiling-height cabinetry. The open-concept living room offers a cozy gas fireplace with built-ins and flows effortlessly onto the back deck through patio doors, perfect for indoor-outdoor living. The main floor also includes a thoughtfully designed mudroom and a powder room.

Second floor, the primary suite is a luxurious retreat, boasting a spa-like 5-piece ensuite with a walk-in shower, free-standing tub, dual vanities, and a spacious walk-in closet. The second bedroom, complete with a built-in closet, also includes its own full bathroom. An additional office space on this level provides versatility, complemented by a convenient laundry room.

The third level is an entertainerâ€™s haven, featuring a bright living area that opens to a private balcony with breathtaking views, a wet bar, and another primary bedroom with an ensuite bathroom offering heated floors, smart toilet, steam shower and an expansive walk-in



closet. Other upgrades also included are hardwood floors through out the 3 floors, smart switches, built-in speakers, RI for security cameras and A/C unit.

The fully finished basement offers exceptional flexibility, Perfect legal suite (Subject to City of Calgary approval) for a potential income or guest accommodations. It offers 9 ft ceilings that includes a living room, kitchen, separate laundry, a full bathroom, and two bedrooms. Outside, the double-detached garage provides secure parking and extra storage. Situated in a prime location close to parks, shops, restaurants, and top-rated schools, this home is the perfect blend of modern design, high-end finishes, and unbeatable convenience. Please note: the 2Pc washroom as per plans in the basement has been converted into a closet. Also, the buyers have the option to convert the legal suite to a wet bar and rec room (Subject to City of Calgary approval).

Built in 2024

**Essential Information**

MLS® #	A2204051
Price	\$1,399,888
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,529
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	2311 23 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0W3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	45
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
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