

# \$1,319,000 - 2313 23 Avenue Sw, Calgary

MLS® #A2245262

**\$1,319,000**

5 Bedroom, 5.00 Bathroom, 2,544 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Experience thoughtful design and modern comfort in this beautifully built three-storey duplex located in the heart of Richmond. This home offers exceptional versatility with a fully finished legal basement suite, featuring two bedrooms, a full bathroom, in-suite laundry, and a separate entrance—ideal for guests, rental income, or multigenerational living.

On the main floor, enjoy a bright, open layout with a front dining area, a gourmet kitchen outfitted with eye-catching gold hardware, and a cozy living room centered around a gas fireplace with warm tile surround. Thoughtful built-in shelving adds both style and function throughout, perfect for displaying decor and staying organized. A 2-piece powder room connects to a practical mudroom, while the large backyard leads to a detached double garage.

The second floor features two spacious bedrooms, each with its own ensuite, plus a dedicated laundry room and a glass-enclosed flex space or home office that adds versatility and style.

On the top floor, escape to your private retreat—a stunning loft-style level complete with a wet bar, lounge area, walk-in closet, and access to a sunny rooftop balcony. Unique lighting throughout the home adds just the right amount of personality and polish.



This home blends warmth and sophistication, offering a modern, functional layout perfect for everyday living and entertaining.

Built in 2024

**Essential Information**

MLS® #	A2245262
Price	\$1,319,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,544
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	2313 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	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub,
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	Storage, Walk-In Closet(s)
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, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

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

## Additional Information

Date Listed	August 2nd, 2025
Days on Market	44
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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