

2319 23 Avenue SW  
Calgary, Alberta

MLS # A2282899

**\$874,900**



<b>Division:</b>	Richmond	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b> 2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garage door opener remotes x 2		

OPEN HOUSE on Saturday, Jan. 31. from 1pm-5pm! Welcome to Richmond/Knob Hill! This beautifully finished home offers 4 bedrooms, 3.5 bathrooms, a thoughtful layout, and a fully developed basement—truly a standout property. The bright, open-concept main floor features 9-foot ceilings, hardwood floors, and oversized windows that fill the space with natural light. The tiled front entry includes a spacious closet with French doors and custom organizers (no wire shelving in this house!), leading into a generous living room perfect for entertaining or settling in for a movie night. The chef-inspired kitchen boasts quartz countertops, a large island, ceiling-height cabinetry, a gas cooktop, built-in wall oven and microwave, and a pantry with custom shelving. It flows seamlessly into the dining area, which comfortably seats eight and is anchored by a gas fireplace with built-ins and a south-facing window. A discreetly positioned 2-piece powder room and a mud room with French door closet and additional built-ins complete the main level. Upstairs, an extra-wide staircase and skylight create an inviting transition to the second floor, where you'll find 9-foot ceilings and an ideal layout. The private primary suite overlooks the backyard and includes a spacious 5-piece ensuite with dual vanities, a deep soaker tub, an oversized shower, and a dreamy walk-in closet with extensive built-ins. Two additional large bedrooms sit at the opposite end of the home, each with built-in closets, large windows, and a shared balcony complete with soffit lighting. A 4-piece bathroom with quartz countertop and a dedicated laundry room with soft-close cabinetry complete this level. The basement feels anything but below-grade, thanks to large windows and cozy in-floor heat. The rec room offers a great space for family time and includes a well-appointed wet bar. A fourth bedroom with two

windows and a huge walk-in closet sits next to a full 4-piece bathroom. Additional highlights include a linen closet, ample storage, and an exceptionally tidy utility room. Outside, the sunny south facing backyard features a lovely deck and leads to a detached double garage (insulated and drywalled). \*LOCATION - 5 minute walk to Richmond Elementary, 3 kms to Mount Royal University, 10 blocks to Marda Loop, easy access to all major commuter routes and only a 10 minute drive into downtown. \*BONUS - central vac rough-in, sump pump, freshly painted, professionally cleaned and move-in ready!