



THE
A-TEAM

**RE/MAX
FIRST**

1725 23 Avenue, Calgary T2M1V5

MLS®#: **A2122339**

Area: **Capitol Hill**

Listing Date: **04/11/24**

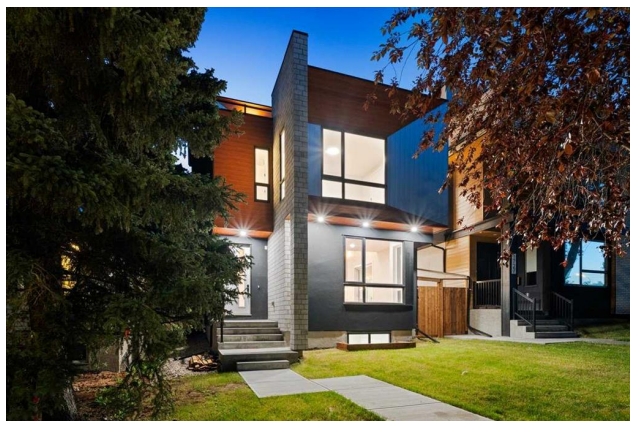
List Price: **\$1,459,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 11-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,595 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,059**
Low Sqft:
Ttl Sqft: **3,059**

DOM

333
Layout
Beds: **4 (3 1)**
Baths: **5.5 (5 1)**
Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Interior Lot,Landscaped,Lawn,Private,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Faces Front,Insulated,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction: **Brick,Mixed,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Convection Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	27`11" x 19`8"
Dining Room	Main	31`5" x 51`1"
Living Room	Main	41`3" x 45`5"
2pc Bathroom	Main	19`11" x 16`5"
Laundry	Second	24`10" x 24`10"
Walk-In Closet	Second	33`1" x 24`7"

Room	Level	Dimensions
Living Room	Main	67`3" x 48`11"
Kitchen	Main	53`4" x 50`7"
Mud Room	Main	33`1" x 21`7"
Family Room	Second	31`5" x 41`3"
Bedroom - Primary	Second	54`2" x 39`11"
Bedroom	Second	40`9" x 35`3"

Bedroom	Second	48`11" x 36`8"	4pc Bathroom	Second	23`6" x 18`1"
4pc Bathroom	Second	27`1" x 15`10"	5pc Ensuite bath	Second	42`1" x 46`9"
Game Room	Third	104`9" x 49`9"	4pc Bathroom	Third	31`2" x 17`3"
Game Room	Lower	96`0" x 47`4"	4pc Bathroom	Lower	30`4" x 16`2"
Furnace/Utility Room	Lower	75`9" x 16`2"	Bedroom	Lower	36`4" x 28`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **2210967**

Remarks

Pub Rmks: **Step into a realm of uncompromised attentive design with this extraordinary modern infill residence, where interior architectural meets the tranquility of nature. Another masterpiece by Calgreen Homes, boasting over 4,000 square feet of meticulously crafted living space, this residence offers the epitome of contemporary elegance. Upon entering the home, your eyes will immediately be drawn by the main floor's most unique feature: a sunken area adorned with a live tree, its branches reaching towards the soaring roofline that ascends to an impressive 28 feet, adding a seamless indoor/outdoor sensation, a perfect relaxing space for a book reading, yoga, or the meditation enthusiast. ****NOTE: Ficus tree can be removed or replaced with another species of tree or flooring can be changed in ANY way to suit buyers need. The Main Level features a gourmet kitchen equipped with top-of-the-line JennAir matching appliances, seamlessly integrated into the stylish cabinetry, with the fridge and dishwasher discreetly hidden from view. The Main Level features continue with hardwood throughout the main floor providing a warm ambience. The dining room is perfectly placed between the kitchen and the live tree area, while on the opposite side of the kitchen lies the living room with a beautiful modern gas fireplace bordered by tile. Finishing off the main floor is a contemporary half bath leading into your lower level, a mud room with a full closet and lockers for efficient organization and sliding patio doors that lead onto your south facing backyard deck, supplemented by a natural gas line for your future BBQ. Up the stairs, on the second level you'll discover a charming Family Room, a spacious laundry room with a wet sink and 3 bedrooms, all of which feature independent ensuites, providing comfort and privacy for family and guests alike. The south-facing Owners Suite bedroom is a true retreat, complete with in-floor heating, his and her sinks, deep soaker tub and a seamless glass walk-in shower with multiple shower heads for a spa like experience. The Third Level boasts a spacious bonus room with its own full bath and wet bar, ideal for entertaining or creating a private sanctuary. Step outside onto the south-facing viewing deck, offering downtown city skyline views and the perfect spot for outdoor gatherings or quiet moments of reflection. The lower level is thoughtfully designed with a expansive second rec room, a 4th bedroom, a final full bathroom, and a convenient second wet bar, providing additional space for relaxation and entertainment. This exquisite modern luxury infill is steps away from two Elementary Schools, 16th Ave, SAIT, golf course, Nose Hill Park, numerous shops and restaurants. With its combination of cutting-edge design, luxurious amenities, and a harmonious connection to nature, this modern infill residence represents the pinnacle of contemporary living. Indulge in the extraordinary and make this exceptional property your own.**

Inclusions: **N/A**
 Property Listed By: **The Agency Calgary**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

