



THE
A-TEAM

**RE/MAX
FIRST**

2009 23 Avenue, Calgary T2M 1W2

MLS®#: **A2141604** Area: **Capitol Hill** Listing Date: **06/14/24** List Price: **\$1,089,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,999 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Level**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,962**
 Low Sqft:
 Ttl Sqft: **1,962**

DOM

18
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Composite Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Sump Pump(s),Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 14`6"
Dining Room	Main	13`4" x 12`9"
Bedroom	Second	10`4" x 9`11"
Laundry	Second	7`4" x 6`0"
Game Room	Basement	18`10" x 17`4"
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	16`5" x 15`6"
Bedroom - Primary	Second	12`10" x 12`7"
Bedroom	Second	11`8" x 10`5"
Bedroom	Basement	12`2" x 11`2"
Storage	Basement	16`10" x 5`10"
4pc Bathroom	Basement	

5pc Bathroom

Second

5pc Ensuite bath
Legal/Tax/Financial

Second

Title:
Fee Simple
Legal Desc:

8100AF

Zoning:
R-C2

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS* Say hello to this HIGHLY UPGRADED, BRAND NEW, MOVE-IN READY infill with stunning modern farmhouse curb appeal and interior design. This home boasts almost 2,600 square feet of total living space, a sunny south-facing backyard, 4 bedrooms, 3.5 bathrooms, and a FULLY DEVELOPED basement. The bright main floor features soaring 10' ceilings, extra-large windows, wide-plank engineered hardwood floors, and trendy designer finishes throughout. A front dining room with a feature wall and a rear living room with a gas fireplace are perfect entertaining spaces in addition to the enormous, upgraded central kitchen. Boasting custom ceiling-height shaker-style cabinetry with under-cabinet lighting, an upgraded Bosch stainless steel appliance package including a gas cooktop and French door refrigerator, a huge 12' long island with stunning quartz counters, and a full set of pantry cabinets, this kitchen was designed to entertain! Upstairs, the second floor was designed to accommodate family life, with three large bedrooms, two full bathrooms, and a full walk-in laundry room with a sink. The sizeable primary suite features unique tray ceilings, oversized windows, and DUAL walk-in closets. The 5pc spa-level ensuite features a fully tiled shower with a bench and glass door, large vanity with double undermount sinks and quartz countertops, a free-standing soaker tub, and a formal water closet. Sizeable secondary bedrooms feature large windows and spacious closets, plus use of the main bath with tub/shower lock off and vanity with dual sinks. The fully-developed basement showcases 9' ceilings, in-floor heat rough-ins, a large rec room with a built-in entertainment console, a full wet bar, a large 4th bedroom, and a 4pc bathroom with a fully tiled tub/shower. Perfectly located in one of Calgary's most well-established inner-city neighbourhoods, you are just minutes from the Downtown core via Crowchild Trail and 16 Avenue NW. Other amenities within a short drive include North Hill Mall, Market Mall, McMahon Stadium, Foothills Hospital, Alberta Children's Hospital, U of C, SAIT, Nick's Steakhouse, Edelweiss Village, L'il Empire, and so much more! There's so much so close!**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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













