



1130 23 Avenue, Calgary T2M 1T7

MLS®#: **A2163008** Area: **Capitol Hill** Listing Date: **09/05/24** List Price: **\$2,850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1993** Abv Sqft: **3,003**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,896 sqft** Ttl Sqft: **3,003**
 Lot Shape:

DOM

13
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood**
 Sewer: **None** Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Range,Induction Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Purifier,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Stone Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`0" x 15`8"	Dining Room	Main	13`10" x 12`0"
Living Room	Main	19`10" x 16`5"	Mud Room	Main	10`7" x 10`0"
2pc Bathroom	Main	6`8" x 4`11"	Bedroom - Primary	Second	18`2" x 13`6"
Bedroom	Second	11`8" x 11`1"	Bedroom	Second	14`1" x 11`10"
Bedroom	Second	14`10" x 12`6"	Bedroom	Basement	14`7" x 11`1"
Bedroom	Basement	14`0" x 11`1"	5pc Ensuite bath	Second	13`10" x 11`7"

**5pc Bathroom
Family Room**

**Second
Basement**

**10`6" x 9`11"
26`1" x 16`5"**

**3pc Bathroom
Guest Suite**
Legal/Tax/Financial

**Basement
Suite**

**11`7" x 11`3"
10`0" x 10`0"**

Title:
Fee Simple
Fee Freq:
Annually
Legal Desc:

Zoning:
R-C2

9310220

Remarks

Pub Rmks:

In the heart of Calgary, lies a secret Shangri-La. An impossible haven of idyllic beauty and tranquility lost in the trees, creeks and meadows of Confederation Park: A property that promises not just an extraordinary home, but an extraordinary life. Immerse yourself in nature's embrace at 1130 23 Ave NW, a cozy, incomparable masterpiece. Imagine waking up to breathtaking treetop views, stepping out onto your private balcony, and the feeling of living in a majestic treehouse. Masterfully remodeled in 2017 by renowned architect Marvin DeJong of Dda Architecture, the home blends modern elegance with natural tranquility. Four park-facing patios and balconies on all levels provide endless opportunities to marvel at the pastoral views. Enjoy year-round outdoor activities, literally from your doorstep: Skiing, skating, sledding, biking, jogging, kite-flying, feeding the ducks, meditating in nature, painting, or just reading your favourite book - Whatever rejuvenates and inspires, the ~400 acres of Confederation Park is your canvas. Wide-plank German oak floors greet you when you walk through the custom black-walnut door. Living room, kitchen and dining room offer expansive, breathtaking views of Confederation Park. Rustic, modern wood-burning fireplace graces the living room for cozy winter nights. Dining room boasts Infinity doors that beckon the great outdoors to come inside. Kitchen showcases matching-Infinity windows over a breakfast/bar balcony. Miele and Sub-Zero appliances. Bespoke pantry provides discreet, well-appointed storage. Huge quartz island and thoughtful cabinetry make this space an entertainer's dream. Spacious, well-designed mudroom adjoins the garage. Walkout basement offers: Generous family room; Modern Office with a park view; Media Room wired for Dolby Atmos 7.1.4 audio; full bath with steam shower and roughed-in sauna. Heated floors grace all full bathrooms, and the entire home enjoys instant, on-demand hot water with reverse-osmosis. The upper floor was beautifully re-engineered by DeJong, to allow 4 unique bedrooms with historic architectural roof lines, and a grand commons at the top of the stairs. The master bedroom grants views that will inspire and energize you every morning, all year-round. Linger in your beautiful ensuite bathroom. Revel in your spacious walk-in closets. Sip a coffee from your balcony overlooking the natural wonders around you... Welcome to your Home in the Park.

Inclusions:
Property Listed By:

**Shed
Real Estate Professionals Inc.**

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













