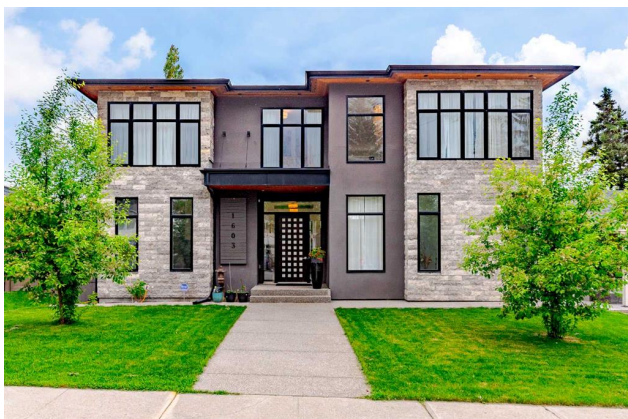




**1603 23 Street, Calgary T2N 2P6**

MLS®#: **A2163705** Area: **Hounsfield Heights/Briar Hill** Listing Date: **09/07/24** List Price: **\$2,163,999**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **5,887 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,149**  
 Low Sqft:  
 Ttl Sqft: **3,149**

DOM

**11**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Flat Torch Membrane**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Silent Floor Joists,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Steam Room,Storage,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`11" x 16`0"	Kitchen	Main	19`1" x 13`11"
Dining Room	Main	11`0" x 9`10"	2pc Bathroom	Main	8`9" x 4`11"
Office	Main	16`3" x 10`6"	Bedroom	Upper	14`10" x 12`7"
5pc Ensuite bath	Upper	15`2" x 10`5"	Walk-In Closet	Upper	11`2" x 5`10"
Bedroom	Upper	10`10" x 9`4"	4pc Ensuite bath	Upper	8`10" x 4`10"
Bedroom	Upper	10`11" x 10`4"	3pc Ensuite bath	Upper	10`1" x 7`4"
Walk-In Closet	Upper	9`0" x 5`5"	Bonus Room	Upper	6`10" x 5`4"

Family Room  
Walk-In Closet  
Laundry  
Balcony

Upper  
Basement  
Basement  
Upper

18`9" x 17`5"  
9`3" x 5`3"  
8`8" x 6`5"  
24`0" x 5`7"

Bedroom  
4pc Bathroom  
Balcony

Basement  
Basement  
Upper

14`11" x 11`2"  
9`6" x 4`11"  
19`11" x 10`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5703GO**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Welcome to this modern masterpiece, a fully finished walkout with 4 bedrooms, each featuring en-suites, and over 4,800 square feet of developed living space. Situated on a premium 53'x111' lot with a West-facing backyard, this home boasts an unobstructed view of the mountains and backs onto serene green space, ensuring privacy and picturesque landscapes with no neighbors behind. The interior showcases wide plank oak hardwood and marble floors throughout. A custom built-in wall unit and desk enhance the bright and spacious den. The great room combines an open concept family room, complete with a gas fireplace and soaring 10' ceilings, with a dining area featuring 20' ceilings open to above and large windows that bathe the space in natural light. The Euro-style kitchen is a culinary dream, outfitted with white cabinets, dark accent cabinetry, granite countertops, and top-of-the-line Wolf appliances, including a 6-burner gas stove, cappuccino maker, and steam oven. A custom wet bar with a curved feature wall adds a touch of elegance. The walk-through butler's pantry leads to a mudroom with a separate entrance, perfect for family use. Head upstairs via the elegant spiral staircase to 3 bedrooms, each with full en-suites and walk-in closets. The primary suite features a private balcony, an expansive walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower. The custom curved, open-tread staircase and hardwood floors add stunning detail to the upper landing. The fully developed walkout basement, with in-floor heating, includes a fourth bedroom, a full bathroom, a rec room, a wet bar, a ventilated cigar room, and a wine room. The basement opens to the sunny west-facing backyard through two sets of doors. The oversized double garage is complete with upgraded electric and is ready for your imagination to add a capsule house or backyard suite on top of the garage (A secondary suite would be subject to approval and permitting by the city/municipality) Conveniently located with access to all levels of schools, parks, shopping, dining, and public transit, this home blends sophisticated elements with a visually appealing open design, making a lasting impression and offering warmth and luxury for any family. Checkout the 360 Tour with Floor Plans or book a showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**2% Realty**

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