



THE
A-TEAM

**RE/MAX
FIRST**

2311 23 Avenue, Calgary T2T 0W3

MLS®#: **A2181325**

Area: **Richmond**

Listing Date: **11/28/24**

List Price: **\$1,399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,529

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,529

Lot Information

Lot Sz Ar:

2,750 sqft

Lot Shape:

DOM

54

Layout

Beds:

5 (3 2)

Baths:

5.0 (4 2)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Landscaped,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer

Int Feat: **Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`8" x 6`9"	Dining Room	Main	10`0" x 13`4"
Living Room	Main	13`0" x 14`6"	Kitchen	Main	12`6" x 15`7"
Mud Room	Main	5`1" x 5`10"	Bedroom	Second	12`0" x 13`4"
Bedroom	Second	12`11" x 14`2"	Laundry	Second	5`10" x 9`6"
Office	Second	6`4" x 8`2"	Bedroom - Primary	Third	13`0" x 14`1"

2pc Bathroom
 3pc Bathroom
 2pc Bathroom
 Furnace/Utility Room
 Bedroom
 Kitchen

Main
 Second
 Basement
 Basement
 Basement
 Basement

5`0" x 5`1"
 8`8" x 11`0"
 3`1" x 7`4"
 6`0" x 9`2"
 9`0" x 10`1"
 9`5" x 9`6"

5pc Ensuite bath
 5pc Ensuite bath
 4pc Bathroom
 Balcony
 Living Room
 Bedroom

Second
 Third
 Basement
 Third
 Basement
 Basement

8`10" x 9`6"
 10`0" x 12`3"
 5`0" x 10`3"
 6`0" x 16`0"
 11`8" x 8`5"
 10`1" x 10`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8997GC**

Zoning: **R-CG**

Remarks

Pub Rmks: **Nestled in the highly sought-after neighbourhood of Richmond, with convenient access to Crowchild Trail and just minutes from downtown, this stunning one of a kind three-level modern home seamlessly blends luxury, style, and functionality. As you step inside, you're greeted by a spacious formal dining room, 10 ft ceilings setting the tone for elegance throughout. The gourmet kitchen is a chef's dream, featuring a massive island, smart sink, sleek quartz countertops, high-end S/S appliances, and custom ceiling-height cabinetry. The open-concept living room offers a cozy gas fireplace with built-ins and flows effortlessly onto the back deck through patio doors, perfect for indoor-outdoor living. The main floor also includes a thoughtfully designed mudroom and a powder room. Second floor, the primary suite is a luxurious retreat, boasting a spa-like 5-piece ensuite with a walk-in shower, free-standing tub, dual vanities, in-floor heating, and a spacious walk-in closet. The second bedroom, complete with a built-in closet, also includes its own full bathroom. An additional office space on this level provides versatility, complemented by a convenient laundry room. The third level is an entertainer's haven, featuring a bright living area that opens to a private balcony with breathtaking views, a wet bar, and another primary bedroom with an ensuite bathroom offering heated floors, smart toilet, steam shower and an expansive walk-in closet. Other upgrades also included are hardwood floors through out the 3 floors, central vacuum, built-in speakers, RI for security cameras and A/C unit. The fully finished basement offers exceptional flexibility, Perfect legal suite (Subject to City of Calgary approval) for a potential income or guest accommodations. It offers 9 ft ceilings that includes a living room, kitchen, separate laundry, a 2-piece washroom, a full bathroom, and two bedrooms. Outside, the double-detached garage provides secure parking and extra storage. Situated in a prime location close to parks, shops, restaurants, and top-rated schools, this home is the perfect blend of modern design, high-end finishes, and unbeatable convenience.**

Inclusions: **N/A**
 Property Listed By: **Royal LePage METRO**

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



