



2428 23 Street, Calgary T2M 3Y2

MLS®#: **A2190567** Area: **Banff Trail** Listing Date: **01/31/25** List Price: **\$1,125,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 24-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
 Lot Information
 Lot Sz Ar: **278 sqft**
 Lot Shape:

DOM

76
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Attached-Side by Side**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Gentle Sloping,Interior Lot,Lawn**
 Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Heated Garage,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas** Flooring: **Hardwood,Tile,Vinyl Plank**
 Sewer: **Other** Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bidet,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Basement	11`0" x 11`0"	Kitchen With Eating Area	Basement	8`4" x 12`3"
Dining Room	Basement	7`0" x 11`3"	4pc Bathroom	Basement	
Laundry	Basement	6`0" x 4`0"	Bedroom	Basement	9`4" x 11`2"
Bedroom	Basement	9`10" x 9`1"	4pc Bathroom	Second	
Bedroom	Second	9`9" x 12`4"	Bedroom	Second	10`10" x 11`3"
Laundry	Second	5`10" x 8`0"	Bedroom - Primary	Second	12`10" x 21`10"

5pc Ensuite bath
 2pc Bathroom
 Foyer
 Kitchen With Eating Area

Second
 Main
 Main
 Main

7'0" x 6'0"
 20'6" x 15'4"

Office
 Mud Room
 Dining Room
 Living Room

Legal/Tax/Financial

Main
 Main
 Main
 Main

6'8" x 6'0"
 5'4" x 7'10"
 9'11" x 12'10"
 13'0" x 13'0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C2

2411133

Remarks

Pub Rmks:

OPEN HOUSE Sunday April 6, 1 to 4pm !! Welcome to the lap of luxury in Banff Trail. This beautifully appointed infill is only 200 METER WALK TO BANFF TRAIL C-TRAIN STATION and walking distance to University of Calgary, which makes it an ideal location with its 2 BEDROOM LEGAL BASEMENT SUITE. Have Kids with allergies? NO CARPETS THROUGHOUT. The Main floor has 10' CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with quartz backsplash, 14' long island with a magnificent quartz countertop and dual waterfall feature and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a show-stopping 36 inch Monogram gas range, Impressive 48" WIDE JENNAIR FRIDGE and BEVERAGE COOLER in the seamlessly situated coffee bar that is open-to-above with morning sun lighting it up with sunshine. The Living room has an opulent 50' GAS FIREPLACE with built-ins and sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room has sitting bench and hangers, and will face a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with vaulted ceiling, spacious WALK-IN HIS & HER closets and a spa-like ensuite which will have a tiled STEAM SHOWER, double vanity, and a free-standing tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has "cheater-suite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to access the mechanicals. The basement ceiling has sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE and roughed-in in-floor heating. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets), 200 AMP service in home, HEATED (also insulated, drywalled and painted) GARAGE WITH 200 AMP SERVICE with an EV CHARGING RECEPTACLE. The home is situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools.

Inclusions:
 Property Listed By:

N/A
RE/MAX iRealty Innovations

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











