



THE
A-TEAM

**RE/MAX
FIRST**

1623 23 Avenue, Calgary T2M 1V4

MLS@#: **A2197331** Area: **Capitol Hill** Listing Date: **03/04/25** List Price: **\$998,800**
 Status: **Pending** County: **Calgary** Change: **+\$30k, 04-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **1,882**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,003 sqft** Ttl Sqft: **1,882**
 Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Lawn,Level,Private,Treed**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|--------|---------------|
| 2pc Bathroom | Main | 5`8" x 17`3" |
| Foyer | Main | 5`9" x 7`11" |
| Living Room | Main | 9`11" x 13`3" |
| 5pc Ensuite bath | Second | 9`8" x 11`9" |
| Bedroom | Second | 9`10" x 13`0" |
| 3pc Bathroom | Lower | 6`0" x 5`6" |

| Room | Level | Dimensions |
|--------------------------|--------|-----------------|
| Family Room | Main | 5`11" x 17`3" |
| Kitchen With Eating Area | Main | 17`11" x 18`7" |
| 4pc Bathroom | Second | 9`8" x 7`5" |
| Bedroom | Second | 9`10" x 12`7" |
| Bedroom - Primary | Second | 15`11" x 10`11" |
| Bedroom | Lower | 14`11" x 11`5" |

Game Room

Lower

14` 11" x 22` 10"

Storage
Legal/Tax/Financial

Lower

4` 10" x 7` 1"

Title:
Fee Simple
Legal Desc:

2864AF

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this absolutely exquisite home, nestled in the highly sought-after community of Capitol Hill. This remarkable residence offers over 2,690 square feet of meticulously designed living space, featuring 4 spacious bedrooms and 3.5 luxurious bathrooms. Recently remodeled and painted in 2024, with a new furnace and hot water tank installed in 2023, this home is move-in ready and awaiting its next discerning owner. As you step inside, you are immediately greeted by a welcoming foyer that flows seamlessly into a cozy sitting area. The gleaming hardwood floors and soaring 9-foot ceilings create an open, airy atmosphere that enhances the sense of space. The heart of the home lies in the stunningly remodeled kitchen, which opens into the expansive great room. This fantastic living area, complete with a beautiful gas fireplace, offers a perfect setting for family gatherings, all while overlooking your private, south-facing backyard, bathed in natural light. The upper level continues to impress with an abundance of light, thanks to large skylights that infuse the entire home with warmth and radiance. On this floor, you'll find two generously sized bedrooms and a conveniently located laundry room to cater to the needs of the whole family. The primary suite is a true retreat, offering soaring vaulted ceilings, his and hers closets, and a luxurious ensuite bathroom that is sure to take your breath away. Featuring heated floors, a jetted soaker tub, and a stunning glass shower, the space is designed for ultimate relaxation. Thoughtfully designed built-ins throughout the house provide additional storage, adding both style and function. The fully finished lower level provides the perfect space for family entertainment, featuring a spacious recreational room, a fourth bedroom, and a beautifully appointed three-piece bathroom, all heated by in-slab heating for added comfort. Step outside to your south-facing backyard, an idyllic oasis for entertaining during the warmer months, where you can enjoy the company of family and friends in absolute privacy. Located just a few blocks from Confederation Park & Golf Course, Capital Hill Dino Park, and only minutes to downtown, this home offers the perfect balance of tranquility and convenience with close proximity to multiple schools, Foothills Hospital and University of Calgary. Don't miss the opportunity to make this extraordinary property your own! "

Inclusions:
Property Listed By:

**Built in dest in lower bedroom
Century 21 Bamber Realty LTD.**

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











