

\$1,319,000 - 2313 23 Avenue Sw, Calgary

MLS® #A2245262

\$1,319,000

5 Bedroom, 5.00 Bathroom, 2,544 sqft

Single Family on 0.06 Acres

Richmond, Calgary, Alberta

Experience thoughtful design and modern comfort in this beautifully built three-storey duplex located in the heart of Richmond. This home offers exceptional versatility with a fully finished legal basement suite, featuring two bedrooms, a full bathroom, in-suite laundry, and a separate entrance—ideal for guests, rental income, or multigenerational living. On the main floor, enjoy a bright, open layout with a front dining area, a gourmet kitchen outfitted with eye-catching gold hardware, and a cozy living room centered around a gas fireplace with warm tile surround. Thoughtful built-in shelving adds both style and function throughout, perfect for displaying decor and staying organized. A 2-piece powder room connects to a practical mudroom, while the large backyard leads to a detached double garage. The second floor features two spacious bedrooms, each with its own ensuite, plus a dedicated laundry room and a glass-enclosed flex space or home office that adds versatility and style. On the top floor, escape to your private retreat—a stunning loft-style level complete with a wet bar, lounge area, walk-in closet, and access to a sunny rooftop balcony. Unique lighting throughout the home adds just the right amount of personality and polish. This home blends warmth and sophistication, offering a modern, functional layout perfect for everyday living and entertaining. (id:6289)

Built in 2024



Essential Information

Listing #	A2245262
Price	\$1,319,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	2,544
Acres	0.06
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2313 23 Avenue Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T2T0W3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Construction	Wood frame
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Foundation

Poured Concrete

Listing Details

Listing Office

eXp Realty



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