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

MLS® #A2245262

\$1,319,000

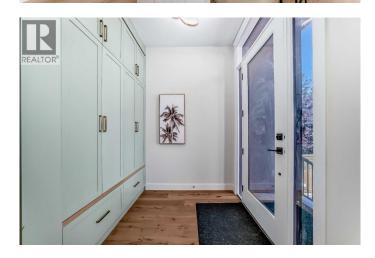
5 Bedroom, 5.00 Bathroom, 2,544 sqft Single Family on 0.06 Acres

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 entranceâ€"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)







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

Foundation Poured Concrete

Listing Details

Listing Office eXp Realty





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