

\$980,000 - 2317 23 Avenue Sw, Calgary

MLS® #A2262839

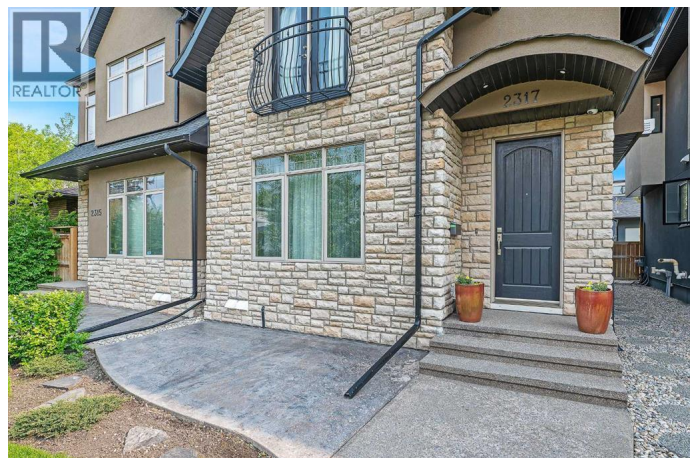
\$980,000

5 Bedroom, 5.00 Bathroom, 2,385 sqft

Single Family on 0.06 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 11TH FROM 2-4 PM & SUNDAY, OCTOBER 12TH FROM 1-4 PM. Meticulously cared for & beautifully updated 3+2 bedroom home in the established community of Richmond, offering over 3400 sq ft of living space! The main level presents new hardwood flooring & high ceilings, showcasing the front living room anchored by a floor to ceiling fireplace that transitions to the refreshed kitchen, tastefully finished with new counter tops & island/eating bar with new light fixtures, freshly painted cabinets, new backsplash & stainless steel appliances. The dining area provides ample space to host family & friends. Completing the main level is a mudroom with California Closet coat area plus a 2 piece powder room. An open riser staircase leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room. The primary retreat with modernised fireplace & Juliet balcony boasts a walk-in closet & secluded 5 piece ensuite with dual vanities, relaxing soaker tub & rejuvenating steam shower. The third level with vaulted ceiling is a great entertaining space featuring a large family/media room with fireplace & balcony access, wetbar & 2 piece bath. Basement development includes new carpet, huge recreation room with California Closet built-ins, two additional bedrooms, 3 piece bath, wine cellar & plenty of storage. Other notable features include fresh paint throughout, central air conditioning & built-in speakers throughout. Outside, enjoy the lovely



front garden with patio & sunny south back yard with patio that can be sheltered by an awning. Parking is effortless with a double detached garage. The location is incredibly convenient, steps to 2 parks & close to schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available! (id:6289)

Built in 2011

Essential Information

Listing #	A2262839
Price	\$980,000
Bedrooms	5
Bathrooms	5.00
Half Baths	2
Square Footage	2,385
Acres	0.06
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2317 23 Avenue Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T2T0W3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Humidifier, Hood Fan, Window Coverings, Garage door opener
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Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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