

2313 23 Avenue SW
Calgary, Alberta

MLS # A2245262



\$1,325,000

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|-----------|---|--------|------------------|
| Division: | Richmond | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 2,544 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

| | | | |
|-------------|---|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | None | | |

**** OPEN HOUSE:** August 4th 3-4:30pm, August 8th 2:30-5:30pm, August 10th 1-3pm and August 11th 2:30-5:30pm ****** 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.