

\$998,800 - 1623 23 Avenue Nw, Calgary

MLS® #A2197331

\$998,800

4 Bedroom, 4.00 Bathroom, 1,882 sqft
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

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! "

Built in 2006

Essential Information

MLS® #	A2197331
Price	\$998,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,882
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1623 23 Avenue Nw
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Subdivision Capitol Hill
City Calgary
County Calgary
Province Alberta
Postal Code T2M 1V4

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Bookcases, Built-in Features, Counters, High Ceilings, Kitchen, Home, Walk-In Closet(s), Jetted
Appliances Bar, Fridge, Dishwasher, Washer/Dryer, Window Coverings, Gas Stove

Heating In Floor, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

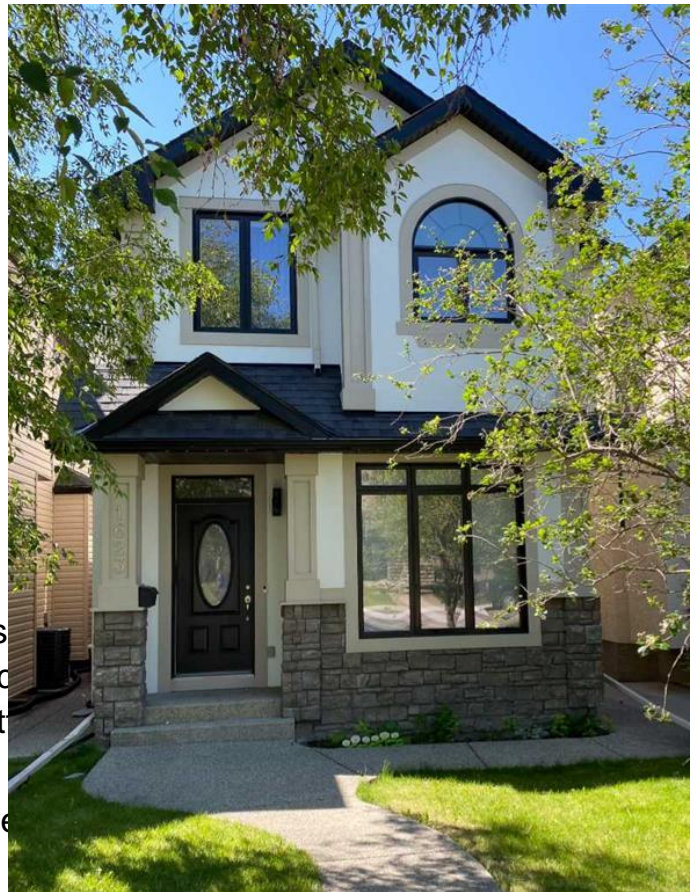
Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Private, City Lot, Front Yard, Treed
Roof Asphalt Shingle
Construction Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025
Days on Market 10
Zoning R-CG

Listing Details



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