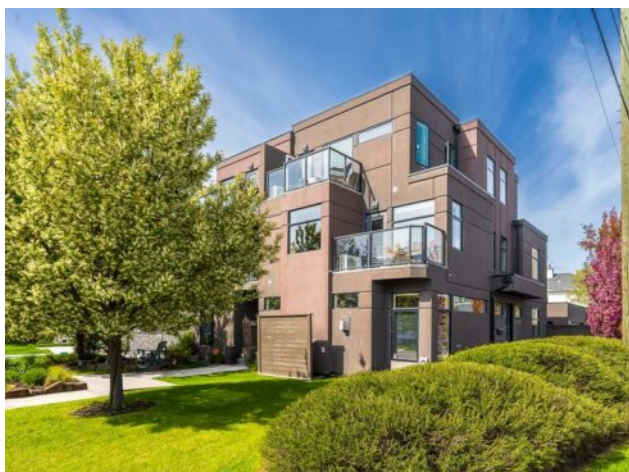


**2107 23 Avenue SW**  
**Calgary, Alberta**

**MLS # A2224877**



**\$989,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Richmond                                                                    |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                          |               |                   |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side                                   |               |                   |
| <b>Size:</b>     | 2,252 sq.ft.                                                                | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                      |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscap |               |                   |

|                    |                                                                                                                                                                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                                                                                                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Membrane                                                                                                                                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | ICFs (Insulated Concrete Forms), Stucco                                                                                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | ICF Block, Poured Concrete                                                                                                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |                   |      |
| <b>Inclusions:</b> | hot tub negotiable                                                                                                                                                                                                 |                   |      |

Open House Sunday September 7! 2-4pm Welcome to this exceptional four-bedroom, three-and-a-half bathroom home, perfectly positioned on a sunny corner lot in the vibrant inner-city community of Richmond. Offering over 2500 square feet of developed space spanning three levels and a finished basement. This custom-built residence blends contemporary design, energy-efficient construction, and elevated comfort in every detail. Constructed with ICF (Insulated Concrete Form) walls, the home offers superior insulation, soundproofing, and long-term durability. Step inside to discover an open-concept main floor flooded with natural light. Stylish and functional, it features rich hardwood floors, a striking tiled finished fireplace, built-in shelving, sleek glass accents, and a seamless layout ideal for everyday living and entertaining. The chef's kitchen is a true showpiece, complete with upgraded stainless steel appliances, stone countertops, a peninsula island with an eat-up bar, ample pantry space, and refined finishes throughout. The main floor is completed by a two-piece powder bathroom and a cleverly tucked-away "pocket office" with a built-in desk, which provides an ideal spot for remote work or homework. The second floor offers two additional well-appointed bedrooms, one with split unit wall AC, a four-piece bathroom, and a spacious laundry room providing ample space for family, guests, or a home office. The third-floor primary retreat is nothing short of spectacular, offering sweeping city views from your private deck or the comfort of your bed. The spa-inspired ensuite includes a steam shower, jetted tub, double vanity, heated tile floors, and sophisticated finishes. A walk-in closet and split wall AC unit complete this luxurious sanctuary. The fully developed basement adds versatility with in-floor heating, a large bedroom,

a four-piece bathroom, and flexible living space ideal for a media room, home gym, or bonus living area, plus ample storage. Outside, the low-maintenance, fully fenced yard is perfect for entertaining or relaxing, with multiple gas hookups for a barbecue or fire features. The detached double garage is EV-ready and equipped with 220V power and smart outlets for charging. All of this is located just steps from dog parks, local cafes, shops, and more. This is your opportunity to experience inner-city luxury in a truly turnkey home that combines thoughtful design, modern convenience, and timeless appeal.