# \$2,150,000 - 1441 23 Street Sw, Calgary

MLS® #A2224800

# \$2,150,000

5 Bedroom, 4.00 Bathroom, 3,344 sqft Residential on 0.15 Acres

Scarboro/Sunalta West, Calgary, Alberta

This beautifully designed home blends modern elegance, warm functionality, and views of the downtown skyline, offering the perfect balance between urban energy and residential calm. The location is unmatched, just minutes to the city centre yet tucked in a residential enclave with tree-lined streets and a true neighbourhood feel. Inside, a light-filled foyer leads into sprawling open-concept living spaces where 9' high ceilings and large windows allow sunlight to pour through the main floor. The heart of the home is the chef-inspired kitchen, featuring quartz counters, 6-burner gas cooktop, sleek cabinetry, generous storage, and a large central island with breakfast bar that invites connection. Adjacent is a dedicated dining area with a built-in bar for effortless hosting, and an impressive living room warmed by a contemporary linear gas fireplace with a statement making concrete mantle. Whether it's a casual weeknight with kids or a lively dinner party with friends, this layout rises to the occasion. A private office with French doors and built-in workstations makes work-from-home days a breeze. The large walk-in pantry and mudroom keep everyday life organized and stress free. Upstairs, the library opens onto a secluded balcony with spectacular views, made for quiet reflection and a morning coffee. A welcoming bonus room provides a spot for kids to play or the whole family to reconnect. The primary bedroom is a serene retreat offering ample







space for a seating area, a large walk-in closet, and an ensuite that blends function and comfort with double sinks, a soaking tub, and an oversized shower. Two additional bedrooms with window benches and walk-in closets, a dual-sink bathroom, and a laundry room complete the upper level. Downstairs, the fully developed basement offers a recreation room ideal for movie nights or entertaining complete with a projector, screen, and a wet bar with wine fridge. Two more bedrooms, a full bathroom, and a wine/storage room complete this level. Outside, the west-facing backyard sets the stage for unwinding, with a large patio and a hot tub bordered by mature trees and garden beds. An attached double garage adds convenience to this impeccably designed home. Located in one of Calgary's most historic and desirable city-centre neighbourhoods, this home offers quick access to downtown, vibrant 17th Avenue, the LRT, Shaganappi Golf Course, off-leash dog parks, playgrounds, and scenic walking paths. With its blend of city access and quiet residential charm, this home is crafted for elevated family living, where life is easy, space is generous, and your Scarboro/Sunalta West story begins.

### Built in 2009

### **Essential Information**

MLS®#	A2224800
Price	\$2,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,344
Acres	0.15
Year Built	2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 1441 23 Street Sw

Subdivision Scarboro/Sunalta West

City Calgary
County Calgary
Province Alberta
Postal Code T3C 1H5

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In

Closet(s), Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Quartz Counters, Recessed

Lighting, Soaking Tub, Storage, Wet Bar

Appliances Garage Control(s), Refrigerator, Central Air Conditioner, Bar Fridge,

Built-In Oven, Garburator, Gas Cooktop, Microwave, Range Hood,

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Other, See Remarks

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features Private Yard, Balcony

Lot Description Back Yard, Landscaped, Fruit Trees/Shrub(s), Few Trees, Front Yard,

Lawn, Low Maintenance Landscape, Level, Private, Secluded, Views

Roof Asphalt Shingle

Construction Stone, Wood Frame, Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed May 30th, 2025

Days on Market 151
Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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