\$925,000 - 2107 23 Avenue Sw, Calgary

MLS® #A2224877

\$925,000

4 Bedroom, 4.00 Bathroom, 2,252 sqft Residential on 0.07 Acres

Richmond, Calgary, Alberta

Open House! Friday Oct. 3. 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.

Built in 2009

Essential Information

MLS® # A2224877 Price \$925,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,252 Acres 0.07

Year Built 2009

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

Community Information

Address 2107 23 Avenue Sw

Subdivision Richmond

City Calgary
County Calgary
Province Alberta
Postal Code T2T5J7

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features No Smoking Home, Built-in Features, Chandelier, Closet Organizers,

Double Vanity, High Ceilings, Vinyl Windows, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Wired for Sound, Walk-In

Closet(s)

Appliances Dishwasher, Range Hood, Refrigerator, Built-In Oven, Dryer, Garage

Control(s), Gas Range, Microwave, Washer

Heating Forced Air, In Floor, Natural Gas

Cooling Wall Unit(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard,

Lawn, Low Maintenance Landscape, Landscaped

Roof Membrane

Construction ICFs (Insulated Concrete Forms), Stucco

Foundation Poured Concrete, ICF Block

Additional Information

Date Listed May 30th, 2025

Days on Market 152
Zoning R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.