# \$1,399,900 - 1725 23 Avenue Nw, Calgary

MLS® #A2228872

## \$1,399,900

4 Bedroom, 6.00 Bathroom, 3,058 sqft Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

Welcome to an exceptional contemporary residence boasting over 4,000 sq ft of exquisitely designed living space, nestled on a quiet, tree-lined street in the prestigious Capitol Hill community. This architectural gem blends sophisticated style, artistic character, and practical functionalityâ€"all just steps from top-rated elementary schools, SAIT, 16th Ave, Nose Hill Park, and a short drive to the University of Calgary, Foothills Hospital, Children's Hospital, and Downtown Calgary. The one-of-a-kind luxury infill features artistic architecture with open-to-above design. Step inside and experience a warm, inviting ambiance highlighted by rich hardwood flooring throughout. The gourmet kitchen is a showpieceâ€"featuring a curved center island, custom cabinetry, and fully integrated JennAir appliances, including a hidden fridge and dishwasher. This seamless flow continues into the open-concept dining and living areas, where a striking modern gas fireplace is framed with designer tile. Enjoy indoor-outdoor living with sliding patio doors that lead to a sun-soaked south-facing deck, complete with a natural gas lineâ€"perfect for summer BBQs. A versatile flex room offers space for a home office or reading lounge, while a contemporary powder room, and a well-organized mudroom with lockers round off the thoughtfully designed main floor. Upstairs, a cozy family lounge and a large laundry room with a sink provide everyday convenience. Each of the three bedrooms on this level comes with its







own private ensuite, ensuring comfort and privacy for family or guests. The master bedroom ensuite is a luxurious retreat featuring in-floor heating, dual vanities, a deep soaker tub, and a spa-style glass walk-in shower with multiple showerheads. All bedrooms are equipped with Vanair doors, providing both soundproofing and enhanced air circulation. The top floor features a stunning bonus flex room with a wet bar, full bathroom, and access to two rooftop patiosâ€"a south-facing terrace offering panoramic city skyline views, and a spacious north-facing deck ready for your personal touch. This level is perfect for entertaining or could easily convert into a fourth bedroom or office. The fully developed basement with in-floor heating offers even more flexibility with an expansive recreation room, a second wet bar, a fifth bedroom, and another full bathroom. Don't miss your chance to make this extraordinary property your own. Book your private showing today.

#### Built in 2023

#### **Essential Information**

MLS® # A2228872 Price \$1,399,900

Bedrooms 4

Bathrooms 6.00

Full Baths 5

Half Baths 1

Square Footage 3,058

Acres 0.08

Year Built 2023

Type Residential

Sub-Type Detached

Style 3 Storey

Status Active

## **Community Information**

Address 1725 23 Avenue Nw

Subdivision Capitol Hill

City Calgary
County Calgary

Province Alberta

Postal Code T2M 1V5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Insulated

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Built-in Features,

High Ceilings, Kitchen Island

Appliances Dishwasher, Microwave, Built-In Refrigerator, Built-In Oven, Gas

Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 7th, 2025

Days on Market 140

Zoning R-CG

## **Listing Details**

Listing Office TREC The Real Estate Company

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