# \$1,149,900 - 1912 23 Avenue Nw, Calgary

MLS® #A2237765

# \$1,149,900

4 Bedroom, 4.00 Bathroom, 2,271 sqft Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

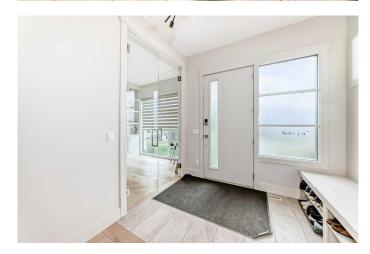
A beautiful home with nearly 3,200 square feet of developed space (2,271 above grade) in the fabulous inner-city community of Banff Trail. As you enter this well-maintained home, you'll immediately notice the soaring 10-foot ceilings and a spacious office at the front of the house. Throughout the main floor, you'll fall in love with the high-quality engineered hardwood flooring, a stunning oversized quartz countertop in the kitchenâ€"perfect for hosting and entertainingâ€"and a chef's kitchen.

At the rear of the home, there is a cozy living room with oversized windows, a tucked-away 2-piece powder bathroom, and access to the backyard and detached garage. Upstairs, you'll find a rare bonus room (a sought-after feature in infill homes) and three spacious bedrooms. The primary bedroom boasts a large walk-in closet, and the ensuite offers a spa-like experience with a soaker tub and steam shower.

Descending to the fully finished basement, you'll discover 9 foot ceilings, a large rec room, a versatile flex room (currently used as a gym), a fourth bedroom, and an additional full bathroom. Thanks to the lot's depth, the backyard is larger than most similar homes, providing ample outdoor space. By far the best value in the area!







Built in 2018

#### **Essential Information**

MLS® # A2237765 Price \$1,149,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,271
Acres 0.08
Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 1912 23 Avenue Nw

Subdivision Banff Trail
City Calgary
County Calgary
Province Alberta
Postal Code T2M 1V8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Insulated, Enclosed

# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity,

High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Vinyl Windows, Walk-In

Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas,

In Floor Roughed-In

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Insert, Living Room

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed July 7th, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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