

# \$1,399,990 - 2311 23 Avenue Sw, Calgary

MLS® #A2204051

**\$1,399,990**

5 Bedroom, 5.00 Bathroom, 2,529 sqft  
Residential on 0.06 Acres

Richmond, Calgary, Alberta

**\*\*Check out the 3D tour\*\*** Nestled in the highly sought-after neighbourhood of Richmond, with convenient access to Crowchild Trail and just minutes from downtown, this stunning one of a kind three-level modern home seamlessly blends luxury, style, and functionality.

As you step inside, youâ€™re greeted by a spacious formal dining room, 10 ft ceilings setting the tone for elegance throughout. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, high-end S/S appliances, and custom ceiling-height cabinetry. The open-concept living room offers a cozy gas fireplace with built-ins and flows effortlessly onto the back deck through patio doors, perfect for indoor-outdoor living. The main floor also includes a thoughtfully designed mudroom and a powder room.

Second floor, the primary suite is a luxurious retreat, boasting a spa-like 5-piece ensuite with a walk-in shower, free-standing tub, dual vanities, and a spacious walk-in closet. The second bedroom, complete with a built-in closet, also includes its own full bathroom. An additional office space on this level provides versatility, complemented by a convenient laundry room.

The third level is an entertainerâ€™s haven, featuring a bright living area that opens to a private balcony with breathtaking views, a wet bar, and another primary bedroom with an ensuite bathroom offering heated floors, smart toilet, steam shower and an expansive walk-in



2311 23 Ave SW, Calgary, AB

Main Floor Exterior Area 815.79 sq ft  
Interior Area 750.67 sq ft



0 3 6 ft

PREPARED: 20250405

White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



closet. Other upgrades also included are hardwood floors through out the 3 floors, smart switches, built-in speakers, RI for security cameras and A/C unit.

The fully finished basement offers exceptional flexibility, Perfect legal suite (Subject to City of Calgary approval) for a potential income or guest accommodations. It offers 9 ft ceilings that includes a living room, kitchen, separate laundry, a full bathroom, and two bedrooms. Outside, the double-detached garage provides secure parking and extra storage. Situated in a prime location close to parks, shops, restaurants, and top-rated schools, this home is the perfect blend of modern design, high-end finishes, and unbeatable convenience. Please note: the 2Pc washroom as per plans in the basement has been converted into a closet.

Built in 2024

### Essential Information

MLS® #	A2204051
Price	\$1,399,990
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,529
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2311 23 Avenue Sw
Subdivision	Richmond

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0W3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	30
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
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