

# \$835,000 - 1529 23 Avenue Nw, Calgary

MLS® #A2209218

**\$835,000**

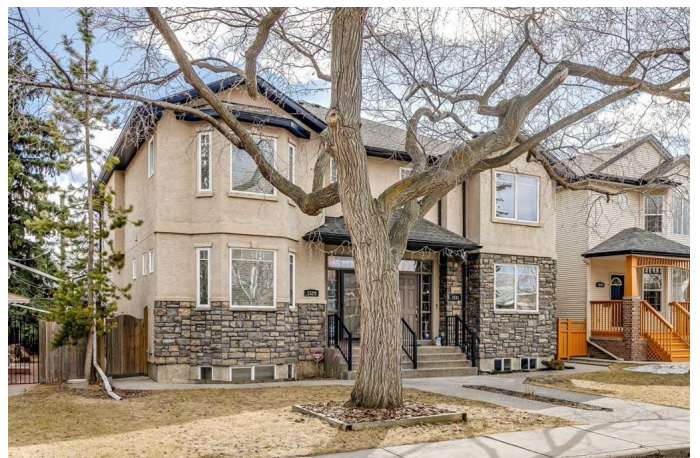
4 Bedroom, 4.00 Bathroom, 1,898 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE SUNDAY, MAY 4th.....

Welcome to this exceptionally well-maintained home, located in the vibrant inner-city community of Capitol Hill. From the moment you step inside, you are captivated by the gorgeous walnut hardwood flooring, 9â€™™ ceilings, and an open-concept floor plan. The gourmet Kitchen features gleaming granite countertops, a raised breakfast bar, a gas range, solid maple cabinetry, a corner pantry, and stainless steel appliances. Flowing seamlessly into the cozy Living Room, youâ€™™ find a gas-burning fireplace surrounded by beautifully built-in wall units on either side. The patio sliding doors open onto a south-facing private backyard completely fenced with a double detached garage, a large deck and a gas BBQ outlet. A perfect area for summer gatherings or quiet morning coffees. The main level also includes a half bathroom as well as a bright front den/office that provides a perfect work from home setup. Upstairs features 2 skylights bringing in plenty of natural light. The luxurious primary suite with an impressive ensuite is complete with heated flooring, a stand-up shower, a soaker tub, and dual granite vanities. Two additional bedrooms, a full 4pc. bathroom and a dedicated laundry room complete the upper level. The in-floor heating in the lower level makes it inviting and warm throughout the winter months, and the A/C keeps the whole home comfortable in the summer. The developed basement offers even more space



to entertain and unwind, featuring a large rec room that includes a wet bar, a 3-sided gas-burning fireplace, and ample storage. With an extra bedroom and a 4pc. Bathroom, it's ideal for guests or extended family. Capitol Hill is surrounded by plenty of amenities. Enjoy quick access to downtown, Confederation Park, trendy cafes, schools, and easy transit options. Don't miss this incredible opportunity to own a home that has it all. MAKE THIS YOUR HOME!

Built in 2005

### Essential Information

MLS® #	A2209218
Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1529 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1V2

### Amenities

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room, Tile, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, City Lot, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 12th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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