\$1,898,000 - 1603 23 Street Nw, Calgary

MLS® #A2176912

\$1,898,000

4 Bedroom, 5.00 Bathroom, 3,132 sqft Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Modern executive 4 bedroom walk out west facing home in stunning Briar Hill. New flooring< new Paint April 2025.

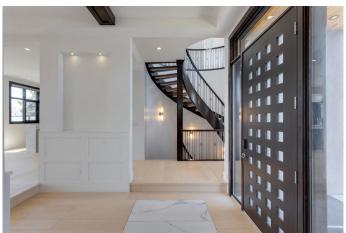
Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows.

Brand new Wide plank flooring and marble tile detailing greet you at the grand entrance now flush between the living and dining room. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light.

The chefs white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built- in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families.

Upstairs, you will find brand new flooring-three generously sized bedrooms and a stylish loft. (all previous carpet removed from bedrooms) The custom curved, open-tread carpeted staircase leading to and from New floors in the upper landing create a stunning focal point. Each bedroom features a full ensuite and lots of closet space ensuring comfort and privacy.







The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower.

The newly painted white -fully developed walkout basement is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated cigar room or wine cellar with ventilation and a separate door. Two sets of doors lead to the sunny west backyard, making this home perfect for entertaining and relaxation.

The double detached garage with alley access includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage.

This home is conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!

Built in 2014

Essential Information

MLS® # A2176912 Price \$1,898,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 3,132

Acres 0.14

Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1603 23 Street Nw

Subdivision Hounsfield Heights/Briar Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2M2P6

Amenities

Parking Spaces 3

Parking Additional Parking, Double Garage Detached, Garage Door Opener,

Garage Faces Rear, Heated Garage, Oversized, Secured, Alley Access,

Drive Through, Insulated, On Street, Plug-In, Side By Side

of Garages 2

Interior

Interior Features Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s),

Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bidet, Bookcases, Low Flow Plumbing Fixtures,

Tankless Hot Water, Wired for Data

Appliances Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air

Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Bar

Fridge, Humidifier, Instant Hot Water, Tankless Water Heater

Heating High Efficiency, In Floor, Fireplace(s), Forced Air, Boiler, Humidity

Control, Zoned

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Decorative, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out, Exterior Entry

Exterior

Exterior Features Balcony, BBQ gas line, Private Entrance, Private Yard

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

Lawn, Rectangular Lot

Roof Flat Torch Membrane

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed November 4th, 2024

Days on Market 177

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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