

\$1,900,000 - 1603 23 Street Nw, Calgary

MLS® #A2232733

\$1,900,000

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 backyard in stunning Briar Hill. NEWLY RENOVATED -New flooring main floor, upper hallway and three bedrooms, new Paint in basement completed April 2025.

Step inside to discover this open main floor 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 gas fireplace and a dining space featuring a high ceiling's bathed in natural light.

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

Upstairs, you will find brand new flooring-three generously sized bedrooms and a stylish loft. (all carpet now 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 , with heated concrete painted epoxy flooring is accessible via two separate stairwells and includes a laundry room with a sink, space for Pool table and theatre room, fourth bedroom, full bathroom, and a rec room with a wet bar and bar refrigerator. Basement also features a dedicated storage room with ventilation and a separate door. back door and sliding patio doors lead to the walk out sunny west backyard, making this home perfect for entertaining and relaxation.

The double detached garage with separate electrical panel has private 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 very bright and 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® #	A2232733
Price	\$1,900,000
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, Alley Access, Double Garage Detached, Drive Through, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized, Secured, Side By Side, Plug-In
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Bidet
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

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	July 4th, 2025
Days on Market	55
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.