

\$1,175,000 - 2013 23 Avenue Nw, Calgary

MLS® #A2255515

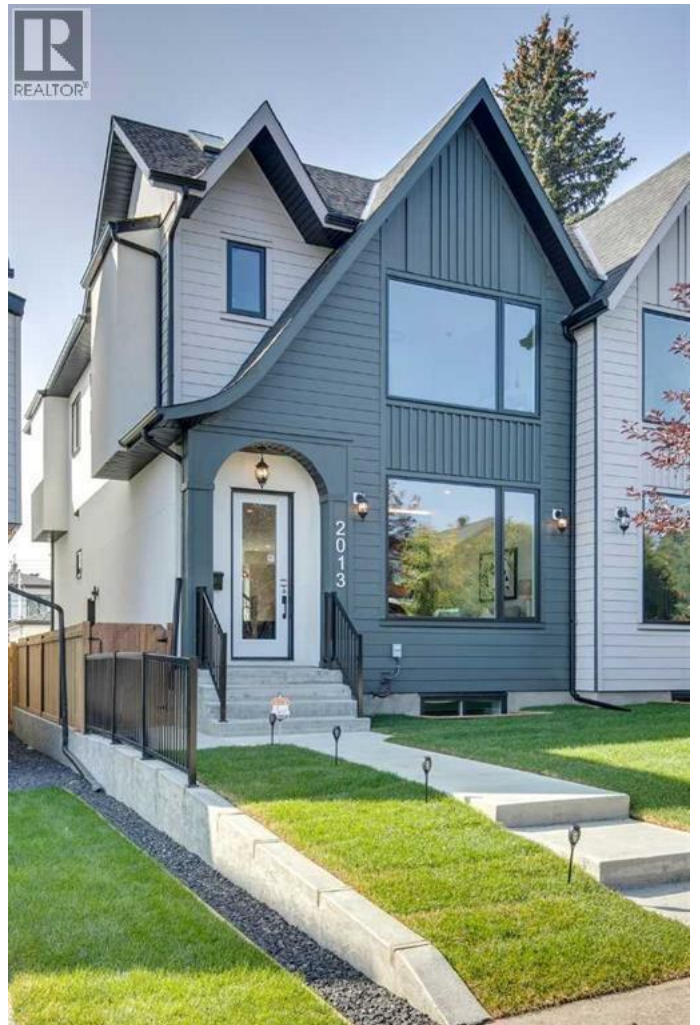
\$1,175,000

5 Bedroom, 4.00 Bathroom, 1,968 sqft

Single Family on 0.07 Acres

Banff Trail, Calgary, Alberta

*** SEE THE VIRTUAL TOUR *** Welcome to this stunning brand-new side-by-side duplex located in the desirable community of Banff Trail. With its stylish mixture of Stucco and Hardie board exterior, a concrete walkway leading to the house, along with concrete stairs at both the front and back, a spacious concrete patio in the backyard and composite WPC fence between the two houses. Step inside to find a welcoming foyer that opens into a large living area, where a two-sided see-through fireplace elegantly separates the living room from the dining area. The modern kitchen is equipped with sleek cabinetry, stainless steel Bosch appliances, and a luxurious granite leather island and countertops. The main floor also includes a beautiful powder room and a convenient mudroom leading to the backyard. Upstairs, you'll discover a generously sized master bedroom complete with a walk-in closet and a stunning modern ensuite bathroom featuring a double vanity, standalone tub, tiled floors, quartz countertops, and a beautifully tiled shower. Additionally, the second floor hosts two other spacious bedrooms and a cozy loft, perfect for an office space. The laundry room is conveniently located upstairs, alongside the main bathroom, which also boasts a double vanity, tiled floors, and quartz countertops. Hardwood flooring graces the main floor and the hallways of the second floor, including the master bedroom. The basement features a separate entrance leading to a legal suite with



two bedrooms, a separate furnace, and LVP flooring throughout. This suite includes a full kitchen with quartz countertops and stainless steel appliances, as well as a complete laundry setup, making it an ideal income generator while you enjoy luxurious living upstairs. Additional highlights include a double detached garage, 10-foot ceilings on the main floor and 9-foot ceilings on the second floor and basement, two furnaces, a 75-gallon hot water tank, rough-ins for AC and central vacuum, and soundproof insulation and a soundbar in the party wall. (id:6289)

Built in 2025

Essential Information

Listing #	A2255515
Price	\$1,175,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,968
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2013 23 Avenue Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M1W2

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	2

Parking Detached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Cooktop, Microwave, Oven - Built-In, H

Heating Forced air

Cooling See Remarks

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Basement Separate entrance



Exterior

Exterior Stucco

Exterior Features Lawn

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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