

\$949,000 - 5213 23 Avenue Nw, Calgary

MLS® #A2266128

\$949,000

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Single Family on 0.07 Acres

Montgomery, Calgary, Alberta

UNIQUE & MODERN FAMILY HOME WITH MAGNIFICENT VIEWS LOCATED ON ONE OF THE MOST DESIRED STREETS, FACING PARK, CLOSE TO MARKET MALL, UNIVERSITY OF CALGARY, FOOTHILLS AND CHILDREN'S HOSPITALS, RIVER, HIGHWAY 1 AND MUCH MORE! The 2-Storey WALKOUT design offers ecstatic views from every level, making you feel like you're on top of the world. One of the most exciting features of this home is the underground BREEZEWAY that connects the REAR DETACHED GARAGE directly to the home. This means no trudging through the snow with your groceries and no shovelling to clear a path. The breezeway also offers incredible storage, with a very practical mudroom. Upon entering the home, you will be greeted by an open design main floor with a huge island perfect for entertaining, with stunning views from the massive window across the back. 9-foot ceilings on all levels, glass railing, and a featured fireplace surround that is a piece of art set this home far apart. The large deck off the living area comes with a pergola and heater that create a space for sunset views, relaxing, and cocktails! Upstairs is the Master with its own private deck. The en-suite has his and her vanities along with a custom shower and a stand-alone tub next to a big west-facing window. There also is a spacious walk-in closet. Also upstairs is the laundry with built-in cabinets and two other bedrooms and a 4-piece bathroom. The walkout basement



leads to a spacious patio with no-maintenance synthetic grass perfect for hanging out. There also is a large recreation area on the lower level with built-ins and a bar, an additional bedroom along with a 3-piece bathroom. This is a must-see home. Book your showing today! (id:6289)

Built in 2018

Essential Information

Listing #	A2266128
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,956
Acres	0.07
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5213 23 Avenue Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B0Z9

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Oven -
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	Built-In, Garage door opener
Heating	Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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Listing information last updated on October 27th, 2025 at 6:31pm CDT