

# \$980,000 - 2317 23 Avenue Sw, Calgary

MLS® #A2262839

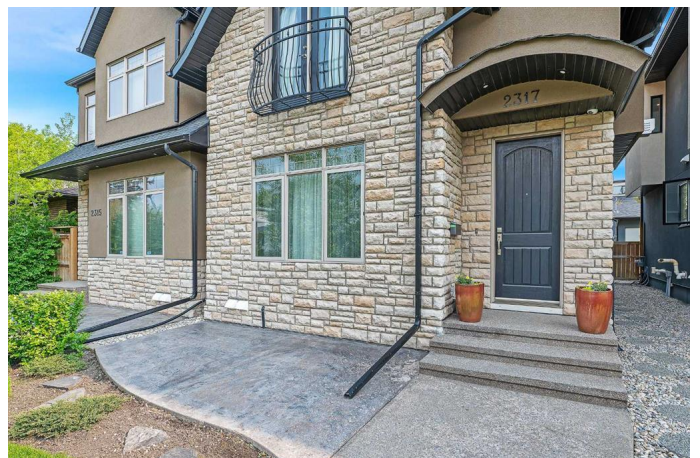
**\$980,000**

5 Bedroom, 5.00 Bathroom, 2,385 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Meticulously cared for & beautifully updated 3+1 bedroom home in the established community of Richmond, offering over 3400 sq ft of living space! The main level presents new hardwood flooring & high ceilings, showcasing the front living room anchored by a floor to ceiling fireplace that transitions to the refreshed kitchen, tastefully finished with new counter tops & island/eating bar with new light fixtures, freshly painted cabinets, new backsplash & stainless steel appliances. The dining area provides ample space to host family & friends. Completing the main level is a mudroom with California Closet coat area plus a 2 piece powder room. An open riser staircase leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room. The primary retreat with modernised fireplace & Juliet balcony boasts a walk-in closet & secluded 5 piece ensuite with dual vanities, relaxing soaker tub & rejuvenating steam shower. The third level with vaulted ceiling is a great entertaining space featuring a large family/media room with fireplace & balcony access, wetbar & 2 piece bath. Basement development includes new carpet, huge recreation room with California Closet built-ins, two additional bedrooms, 3 piece bath, wine cellar & plenty of storage. Other notable features include fresh paint throughout, central air conditioning & built-in speakers throughout. Outside, enjoy the lovely front garden with patio & sunny south back yard with patio that can be sheltered by an



awning. Parking is effortless with a double detached garage. The location is incredibly convenient, steps to 2 parks & close to schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available!

Built in 2011

### **Essential Information**

MLS® #	A2262839
Price	\$980,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,385
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	2317 23 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0W3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet
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	Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Awning(s)
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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