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

MLS® #A2255515

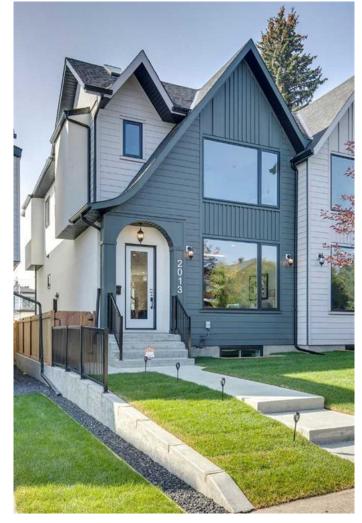
\$1,175,000

5 Bedroom, 4.00 Bathroom, 1,968 sqft Residential 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.

#### Built in 2025

#### **Essential Information**

MLS® # A2255515 Price \$1,175,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,968 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 2013 23 Avenue Nw

Subdivision Banff Trail
City Calgary
County Calgary
Province Alberta
Postal Code T2M 1W2

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

Interior

Interior Features Bar, Built-in Features, Clo

Counters, High Ceilings, Kito

Home, Open Floorplan, Wet

Appliances Built-In Gas Range, Built-In

Dryer, Gas Cooktop, Microwave, кange ноод, vvasner

Heating Forced Air Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Double Sided, Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

**Exterior** 

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed September 10th, 2025

Days on Market 48

Zoning R-CG

**Listing Details** 

Listing Office Century 21 Bamber Realty LTD.

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