

# \$899,000 - 2702 23 Street Nw, Calgary

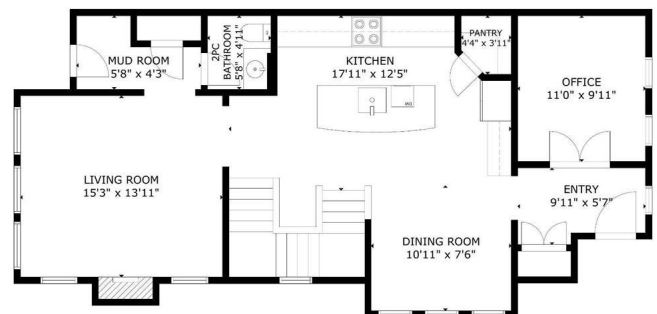
MLS® #A2225630

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,962 sqft  
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

\*\*\*OPEN HOUSE -SATURDAY JUNE -14th  
2-430PM \*\*\*\*Welcome to 2702 23 St NW -  
This timeless home is situated on a sun  
drenched, south-facing corner lot. A custom  
4-bedroom infill that blends outstanding quality  
with timeless elegance. Designed to capture  
natural light from every angle, the home  
features rich finishes and thoughtful details  
throughout. As you enter the main floor you  
will be impressed by the private office with  
loads of built-in cabinetry, glass doors & lots of  
natural light. Next you enter the elegant dining  
room framed by wall-to-wall windows. The  
custom kitchen is a chef's dream,  
complete with milled cabinetry, crown molding,  
and premium stainless steel appliances  
including a Gaggenau oven, granite  
countertops and a large 1/2 moon kitchen sink  
with garburator. Completing the main floor is a  
gracious living room with large windows and a  
gas fireplace. Upstairs, the vaulted primary  
suite is a peaceful retreat filled with light and  
includes more tasteful built-ins and a luxurious  
5-piece ensuite. The upper level has an  
additional two large bedrooms, a beautiful  
4-piece bath, and one of two very convenient  
laundry rooms. The fully finished basement  
features a spacious recreation room, large  
guest bedroom, full bathroom, oversized  
storage area, along with the second laundry  
area. The very well thought out mechanical  
room include two furnaces, an in-floor heating  
system, water softener, and central vacuum.  
This home features central air conditioning, on



demand hot water, central vac, irrigation system, custom metal fencing at the entrance way, California shutters and much more. Enjoy the immaculate outdoor living area with a stamped concrete patio and stucco privacy fencing which is a very exclusive to a custom home like this. A double detached garage already wired with 220V power completes the home. The location is very desirable, close to schools, playgrounds and a short walk to the Banff Trail LRT Station. Please feel free to call your favourite Realtor for your private tour, you will not find a finer quality home in the city!

Built in 2007

### **Essential Information**

MLS® #	A2225630
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2702 23 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4N4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, High Ceilings, No Smoking Home, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.