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

MLS® #A2255515

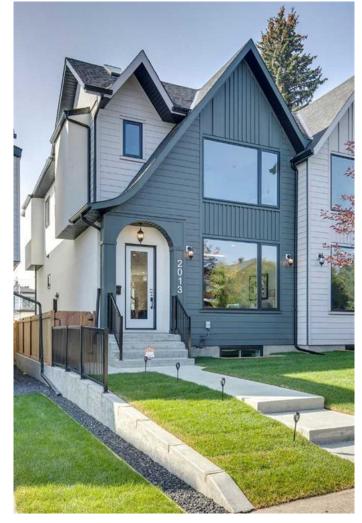
\$1,175,000

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 55

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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