

# \$950,000 - 715 23 Avenue Se, Calgary

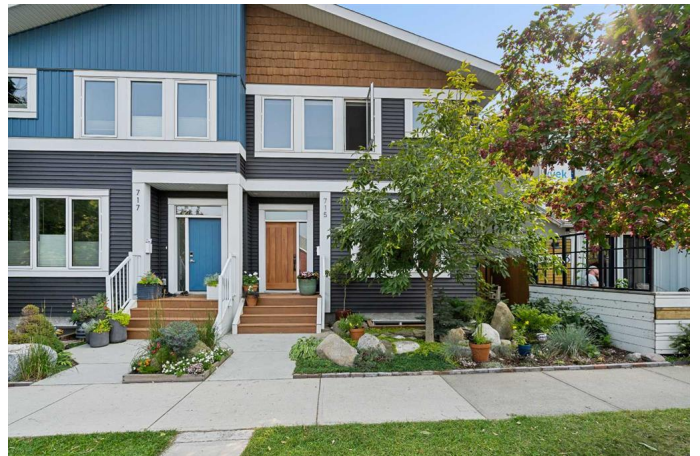
MLS® #A2255532

**\$950,000**

4 Bedroom, 4.00 Bathroom, 1,617 sqft  
Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Welcome to the vibrant inner-city community of Ramsay, where historic charm meets modern living. This stunning 2-storey duplex home offers 4 bedrooms, 3.5 bathrooms, and an open-concept main floor that's ideal for families or professionals who love to entertain. Featuring 9' ceilings on the main and basement levels, vaulted ceilings upstairs, and a striking curved open-riser staircase with a remote skylight, the home is filled with natural light and a sense of spacious elegance. The chef's kitchen is highlighted by quartz countertops, custom cabinetry, wide luxury vinyl plank flooring, and a functional mudroom connecting to the double detached garage. Upstairs you'll find 3 bedrooms, including a beautiful primary suite with ensuite and walk-in closet, plus convenient upstairs laundry. The fully finished basement includes a generous rec space, a 4th bedroom, 3-pc bath, and a private alcove perfect for hobbies or crafts. Outside, the south-facing yard is a private retreat with a composite deck, pergola, gas BBQ hookup, and mature fruit trees. Additional highlights include radiant heating throughout the entire home and garage, a central vacuum system, instant hot water, a high-efficiency boiler, an insulated concrete form foundation, and excellent soundproofing. Just steps from Ramsay School, Rosso Coffee, Crossroads Market, and the Ramsay Rink—with quick access to transit, Erilton Station, and a 10-minute commute downtown—this home blends style, comfort,



and unbeatable convenience.

Built in 2016

### Essential Information

MLS® #	A2255532
Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,617
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	715 23 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1N7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 10th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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