

\$1,100,000 - 2428 23 Street Nw, Calgary

MLS® #A2190567

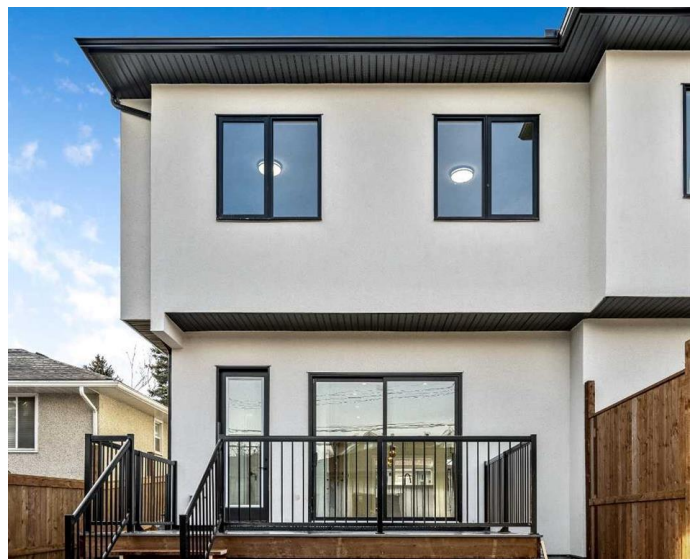
\$1,100,000

5 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.01 Acres

Banff Trail, Calgary, Alberta

OPEN HOUSE Sunday April 20, 2 to 4pm !!
Welcome to the lap of luxury in Banff Trail.
This beautifully appointed infill is only 200
METER WALK TO BANFF TRAIL C-TRAIN
STATION and walking distance to University of
Calgary, which makes it an ideal location with
its 2 BEDROOM LEGAL BASEMENT SUITE.
Have Kids with allergies? NO CARPETS
THROUGHOUT. The Main floor has 10'™
CEILINGS, wide front entrance, an enormous
dining area to fit a harvest table, luxurious
kitchen with quartz backsplash, 14' long island
with a magnificent quartz countertop and dual
waterfall feature and cabinet doors on both
sides (plenty of storage space for all your
small kitchen appliances), a show-stopping 36
inch Monogram gas range, Impressive 48"
WIDE JENNAIR FRIDGE and BEVERAGE
COOLER in the seamlessly situated coffee bar
that is open-to-above with morning sun lighting
it up with sunshine. The Living room has an
opulent 50' GAS FIREPLACE with built-ins
and sliding patio doors that opens to a
maintenance-free, composite plank party deck.
The mud room has sitting bench and hangers,
and will face a conveniently located powder
room. The highlight of the top floor is the
Massive Primary bedroom with vaulted ceiling,
spacious WALK-IN HIS & HER closets and a
spa-like ensuite which will have a tiled STEAM
SHOWER, double vanity, and a free-standing
tub. The top floor is completed with a laundry
room with sink, two bedrooms, one which has
"cheater-suite" access to the common 4-piece



bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to access the mechanicals. The basement ceiling has sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE and roughed-in in-floor heating. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets), 200 AMP service in home, HEATED (also insulated, drywalled and painted) GARAGE WITH 200 AMP SERVICE with an EV CHARGING RECEPTACLE. The home is situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools.

Built in 2025

Essential Information

MLS® #	A2190567
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,947
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

Community Information

Address 2428 23 Street Nw
Subdivision Banff Trail
City Calgary
County Calgary
Province Alberta
Postal Code T2M 3Y2

Amenities

Parking Spaces 2
Parking 220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, In Garage Electric Vehicle Charging Station(s)
of Garages 2

Interior

Interior Features Bidet, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Cooling Rough-In
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Tile
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Gentle Sloping
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025

Days on Market	80
Zoning	R-C2

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.