

# \$1,898,000 - 1603 23 Street Nw, Calgary

MLS® #A2176912

**\$1,898,000**

4 Bedroom, 5.00 Bathroom, 3,132 sqft  
Residential on 0.14 Acres

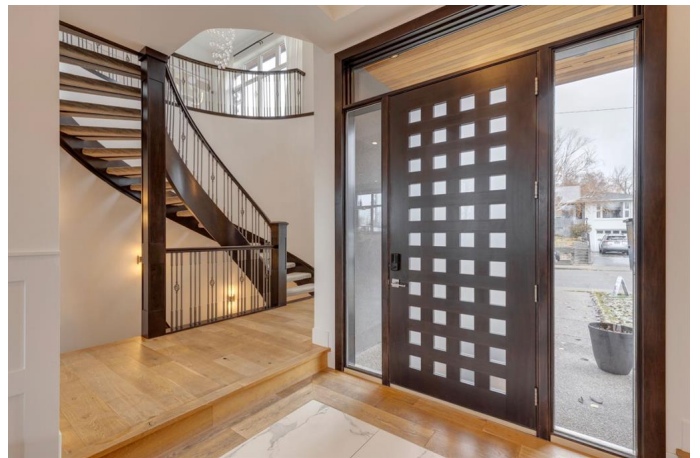
Hounsfeld Heights/Briar Hill, Calgary, Alberta

Modern and currently undergoing major updating-new hardwood is being installed upper floor- no carpet in any bedroom. Main floor gap between living and dining room is now flush with new hardwood. Basement will be painted white 59 make this home fresh with new updates for the new buyers! This home spans just under 4900 sq feet including walkout basement.

Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows. Brand new Wide plank oak hardwood floors and marble tile detailing greet you at the grand entrance now flush between the living and dining room. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light.

The chef's white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built-in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families.

Upstairs, you will find brand new hardwood



flooring-three generously sized bedrooms and a stylish loft. The custom curved, open-tread staircase and hardwood floors in the upper landing create a stunning focal point. Each bedroom features a full ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower.

The newly painted white -fully developed walkout basement is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated cigar room or wine cellar with ventilation and a separate door. Two sets of doors lead to the sunny west backyard, making this home perfect for entertaining and relaxation.

The double detached garage with alley access includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage.

This home is conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!

Built in 2014

### **Essential Information**

MLS® #	A2176912
Price	\$1,898,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,132
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1603 23 Street Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2P6

### **Amenities**

Parking Spaces	3
Parking	Alley Access, On Street, Additional Parking, Double Garage Detached, Drive Through, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Plug-In, Side By Side, Secured
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Bidet, Bookcases, Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Double Vanity, Granite Counters, Vinyl Windows, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Data
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Built-In Gas Range, Humidifier, Instant Hot Water, Tankless Water Heater, Wine Refrigerator
Heating	Forced Air, Boiler, Fireplace(s), High Efficiency, Humidity Control, In Floor, Zoned

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Few Trees, Lawn
Roof	Flat Torch Membrane
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	November 4th, 2024
Days on Market	168
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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