

# \$835,000 - 1529 23 Avenue Nw, Calgary

MLS® #A2209218

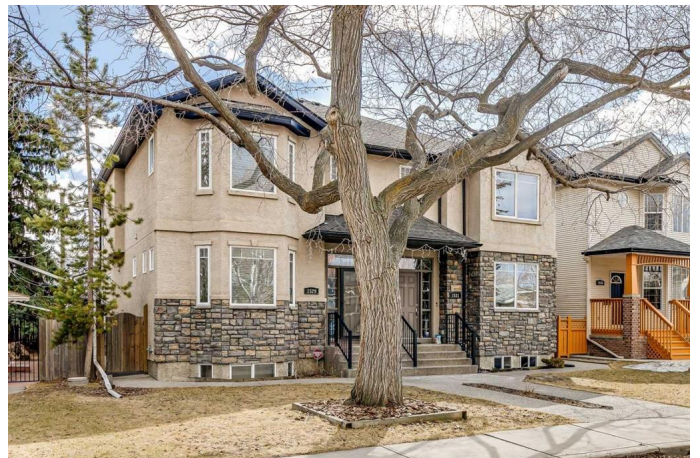
**\$835,000**

4 Bedroom, 4.00 Bathroom, 1,898 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to this exceptionally well-maintained home, located in the vibrant inner-city community of Capitol Hill. From the moment you step inside, you are captivated by the gorgeous walnut hardwood flooring, 9â€™™ ceilings, and an open-concept floor plan. The gourmet Kitchen features gleaming granite countertops, a raised breakfast bar, a gas range, solid maple cabinetry, a corner pantry, and stainless steel appliances. Flowing seamlessly into the cozy Living Room, youâ€™™ll find a gas-burning fireplace surrounded by beautifully built-in wall units on either side. The patio sliding doors open onto a south-facing private backyard completely fenced with a double detached garage, a large deck and a gas BBQ outlet. A perfect area for summer gatherings or quiet morning coffees. The main level also includes a half bathroom as well as a bright front den/office that provides a perfect work from home setup. Upstairs features 2 skylights bringing in plenty of natural light. The luxurious primary suite with an impressive ensuite is complete with heated flooring, a stand-up shower, a soaker tub, and dual granite vanities. Two additional bedrooms, a full 4pc. bathroom and a dedicated laundry room complete the upper level. The in-floor heating in the lower level makes it inviting and warm throughout the winter months, and the A/C keeps the whole home comfortable in the summer. The developed basement offers even more space to entertain and unwind, featuring a large rec



room that includes a wet bar, a 3-sided gas-burning fireplace, and ample storage. With an extra bedroom and a 4pc. Bathroom, itâ€™s ideal for guests or extended family. Capitol Hill is surrounded by plenty of amenities. Enjoy quick access to downtown, Confederation Park, trendy cafes, schools, and easy transit options. Donâ€™t miss this incredible opportunity to own a home that has it all. MAKE THIS YOUR HOME!

Built in 2005

### Essential Information

MLS® #	A2209218
Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1529 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1V2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Bookcases, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Garburator

Heating In Floor, Forced Air, Natural Gas, High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Tile, Recreation Room, Three-Sided

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, City Lot, Landscaped, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 12th, 2025

Days on Market 25

Zoning R-CG

## Listing Details

Listing Office Real Estate Professionals Inc.

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.