

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

MLS® #A2255532

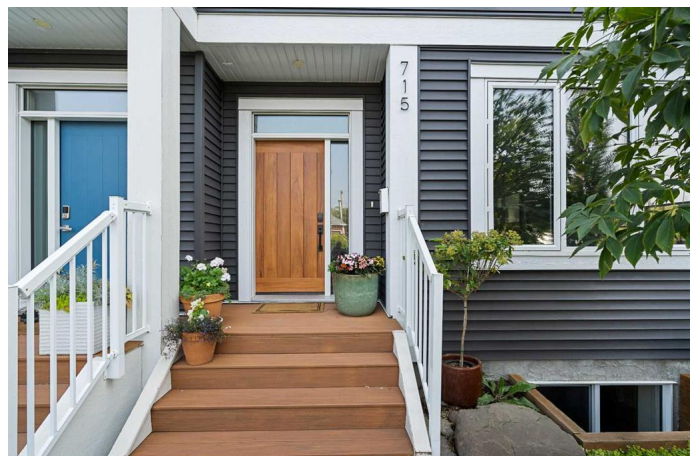
\$950,000

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, Erlton 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, Walk-In Closet(s), Skylight(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, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
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