

# \$949,900 - 2317 23 Avenue Sw, Calgary

MLS® #A2262839

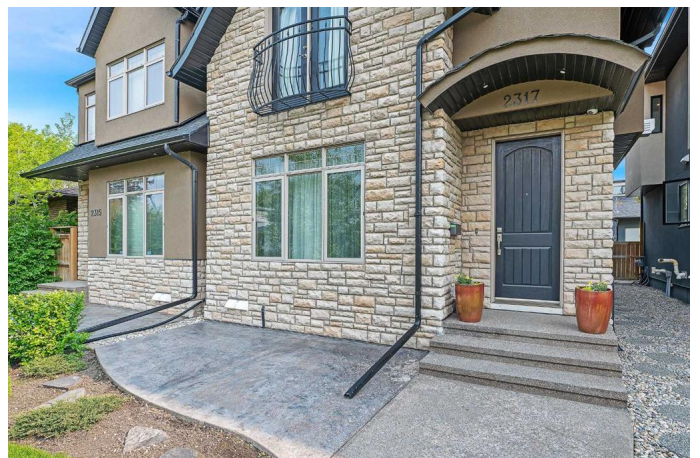
**\$949,900**

5 Bedroom, 5.00 Bathroom, 2,385 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Meticulously cared for & beautifully updated 3+2 bedroom home in the established community of Richmond, offering over 3400 sq ft of living space! The main level presents new hardwood flooring & high ceilings, showcasing the front living room anchored by a floor to ceiling fireplace that transitions to the refreshed kitchen, tastefully finished with new counter tops & island/eating bar with new light fixtures, freshly painted cabinets, new backsplash & stainless steel appliances. The dining area provides ample space to host family & friends. Completing the main level is a mudroom with California Closet coat area plus a 2 piece powder room. An open riser staircase leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room. The primary retreat with modernised fireplace & Juliet balcony boasts a walk-in closet & secluded 5 piece ensuite with dual vanities, relaxing soaker tub & rejuvenating steam shower. The third level with vaulted ceiling is a great entertaining space featuring a large family/media room with fireplace & balcony access, wetbar & 2 piece bath. Basement development includes new carpet, huge recreation room with California Closet built-ins, two additional bedrooms, 3 piece bath, wine cellar & plenty of storage. Other notable features include fresh paint throughout, central air conditioning & built-in speakers throughout. Outside, enjoy the lovely front garden with patio & sunny south back yard with patio that can be sheltered by an



awning. Parking is effortless with a double detached garage. The location is incredibly convenient, steps to 2 parks & close to schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available!

Built in 2011

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262839               |
| Price          | \$949,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,385                  |
| Acres          | 0.06                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2317 23 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0W3           |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Built-in Features |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                   |
| Heating         | In Floor, Forced Air                                                                                                                                                              |
| Cooling         | Central Air                                                                                                                                                                       |
| Fireplace       | Yes                                                                                                                                                                               |
| # of Fireplaces | 1                                                                                                                                                                                 |
| Fireplaces      | Gas                                                                                                                                                                               |
| Has Basement    | Yes                                                                                                                                                                               |
| Basement        | Full                                                                                                                                                                              |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Awning(s)                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 44                |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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