

# \$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

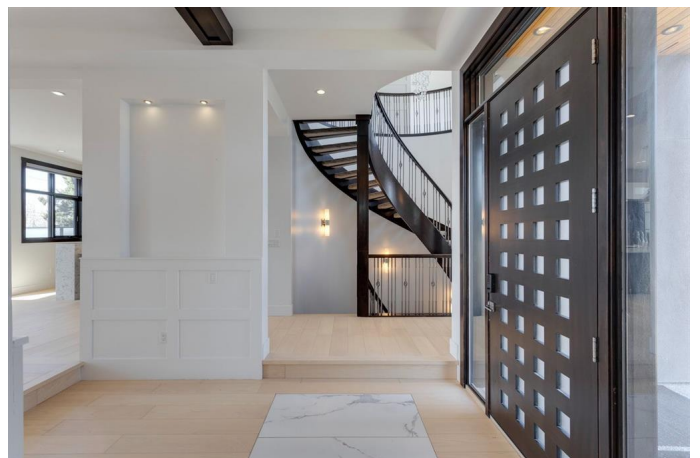
Hounsfield Heights/Briar Hill, Calgary, Alberta

Modern executive 4 bedroom walk out west facing home in stunning Briar Hill. New flooring < new Paint April 2025.

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 flooring 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 flooring—three generously sized bedrooms and a stylish loft. ( all previous carpet removed from bedrooms ) The custom curved, open-tread carpeted staircase leading to and from New 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	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2P6

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Beamed Ceilings, Bidet, Bookcases, Crown Molding, Double Vanity, Low Flow Plumbing Fixtures
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Built-In Refrigerator, Humidifier, Instant Hot Water, Wine Refrigerator
Heating	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, 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	Balcony, Private Entrance, Private Yard, BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Few Trees
Roof	Flat Torch Membrane
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	November 4th, 2024
Days on Market	171
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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