# \$840,000 - 97 23 Street Nw, Calgary

MLS® #A2208645

### \$840,000

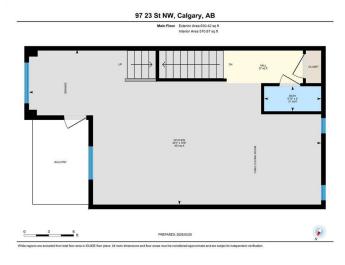
3 Bedroom, 3.00 Bathroom, 1,750 sqft Residential on 0.02 Acres

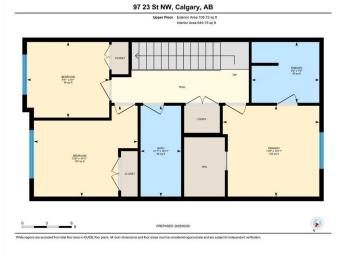
West Hillhurst, Calgary, Alberta

Brand-New, NO CONDO FEE Row House in Prime location of Westmount, Calgary. Discover modern urban living in this brand-new, no condo fee row house, perfectly positioned in Westmountâ€"just steps from Kensington's lively shops and cafés, the Bow River, and scenic pathways. Situated on the corner of 23 Street and Kensington Road, this home offers unmatched convenience with quick access to downtown, Memorial Drive, and Crowchild Trail.

Spanning 1,749 sq. ft., this east-facing home is bathed in natural light all day. The entry level features a versatile flex room with direct access to the backyard and patio, ideal for a home office or additional living space. Upstairs, the open-concept second floor boasts a spacious dining area leading to a private balcony, a gourmet kitchen with quartz countertops, a gas stove, built-in microwave, French door refrigerator, and a stunning living room with an electric fireplace and media wall. The top floor is designed for comfort, featuring a luxurious primary suite with an upgraded 3-piece ensuite, standing shower, and walk-in closet. Two additional well-sized bedrooms, a 4-piece main bathroom, and a convenient top-floor laundry complete the space. Thoughtfully designed with high-end finishes, this home showcases luxury vinyl plank flooring, elegant feature walls, premium tiles, upgraded carpet, and a designer backsplash. The single attached garage adds to the convenience.







Located in one of Calgary's most sought-after neighborhoods, this home offers exceptional value. Move in just in time for summer! Book your private showing today.

#### Built in 2025

#### **Essential Information**

MLS® # A2208645 Price \$840,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,750 Acres 0.02 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 97 23 Street Nw Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 3N8

#### **Amenities**

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Quartz

Counters, Recessed Lighting, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 33

Zoning M-CG

# **Listing Details**

Listing Office RE/MAX First

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