\$1,900,000 - 1603 23 Street Nw, Calgary

MLS® #A2232733

\$1,900,000

light.

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 backyard in stunning Briar Hill. NEWLY RENOVATED -New flooring main floor, upper hallway and three bedrooms, new Paint in basement completed April 2025. Step inside to disover this open man floor 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

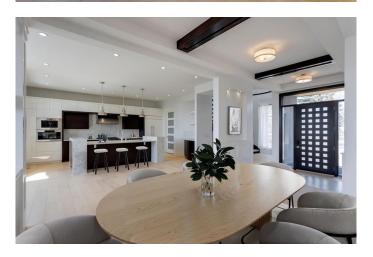
desk elevate the bright and spacious den. The great room boasts an open-concept family area with a gas fireplace and a dining space featuring a high ceiling's bathed in natural

The chefs white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas oven range, a built-in Wolf steam oven, and a built- in Wolf coffee - expresso maker. A wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom side entrance.

Upstairs, you will find brand new flooring-three generously sized bedrooms and a stylish loft. (all carpet now 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, with heated concrete painted epoxy flooring is accessible via two separate stairwells and includes a laundry room with a sink, space for Pool table and theatre room, fourth bedroom, full bathroom, and a rec room with a wet bar and bar refrigerator. Basement also features a dedicated storage room with ventilation and a separate door. back door and sliding patio doors lead to the walk out sunny west backyard, making this home perfect for entertaining and relaxation.

The double detached garage with separate electrical panel has private 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 very bright and 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® # A2232733 Price \$1,900,000

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 Double Garage Detached, Garage Door Opener, Heated Garage,

Oversized, Additional Parking, Alley Access, Drive Through, Garage

Faces Rear, Insulated, On Street, Plug-In, Side By Side, Secured

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,

Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Bidet, Bookcases, Chandelier, Crown Molding, Central Vacuum, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance, Sump Pump(s),

Tankless Hot Water, Wet Bar, Wired for Data

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range

Hood, Washer, Window Coverings, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Tankless Water Heater, Wine

Refrigerator

Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler, High Efficiency,

Humidity Control, Zoned

Cooling Central Air

Fireplace Yes

of Fireplaces

Fireplaces Decorative, Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Lawn, City Lot, Front

Yard, Rectangular Lot

Roof Flat Torch Membrane

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 4th, 2025

Days on Market 50

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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