



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

2317 23 Avenue SW  
Calgary, Alberta

MLS # A2262839



**\$980,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Richmond  |        |                   |
| Type:     | Residential/Duplex  |        |                   |
| Style:    | 3 (or more) Storey, Attached-Side by Side                     |        |                   |
| Size:     | 2,385 sq.ft.  | Age:   | 2011 (14 yrs old) |
| Beds:     | 5   | Baths: | 3 full / 2 half   |
| Garage:   | Double Garage Detached, Heated Garage                         |        |                   |
| Lot Size: | 0.06 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |        |                   |

|             |                           |            |      |
|-------------|---------------------------|------------|------|
| Heating:    | In Floor, Forced Air      | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile    | Sewer:     | -    |
| Roof:       | Asphalt Shingle           | Condo Fee: | -    |
| Basement:   | Finished, Full            | LLD:       | -    |
| Exterior:   | Stone, Stucco, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete           | Utilities: | -    |

**Features:** Bookcases, Breakfast Bar, Built-in Features, 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

**Inclusions:** Additional bar fridge, 1 TV mount & 1 TV, Russound receiver, garage cabinets, garage heater.

OPEN HOUSE SATURDAY, OCTOBER 11TH FROM 2-4 PM & SUNDAY, OCTOBER 12TH FROM 1-4 PM. 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!

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