

\$989,000 - 1632 23 Avenue Nw, Calgary

MLS® #A2221359

\$989,000

4 Bedroom, 4.00 Bathroom, 1,965 sqft

Residential on 0.08 Acres

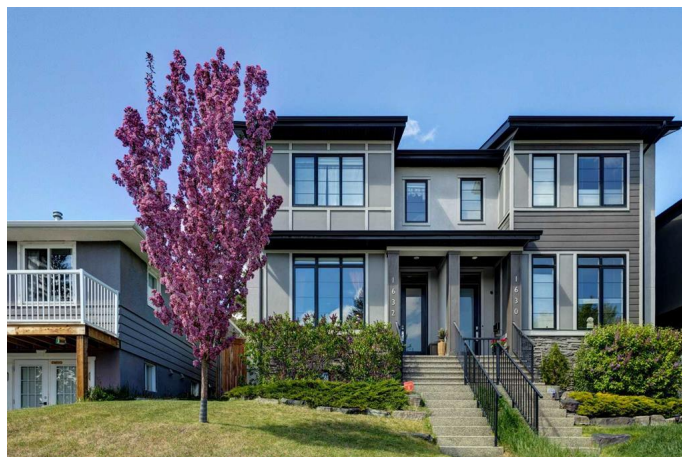
Capitol Hill, Calgary, Alberta

This custom-built home, a collaboration between the owner and Homes by Avi, boasts exceptional curb appeal and a thoughtfully designed layout. Inside, you'll find a spacious open-concept kitchen and dining area with abundant storage, ideal for both everyday living and entertaining. The sunken living room offers a cozy yet expansive space for relaxation. Upstairs, the primary suite features vaulted ceilings, a luxurious ensuite with heated floors, and a steam shower, providing a spa-like retreat. Located in Capitol Hill, a vibrant inner-city community known for its tree-lined streets and proximity to downtown Calgary, this home offers easy access to Confederation Park, top educational institutions like SAIT and the University of Calgary, and shopping centers such as North Hill Centre and Market Mall .

Built in 2016

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2221359 |
| Price | \$989,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,965 |
| Acres | 0.08 |



| | |
|------------|------------------------|
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1632 23 Avenue Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M1V3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Steam Room |
| Appliances | Bar Fridge, Convection Oven, Dishwasher, Electric Oven, Electric Range, Electric Stove, Freezer, Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener |
| Heating | Central, Fireplace(s), Natural Gas, ENERGY STAR Qualified Equipment |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone, Gas Starter |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Rain Gutters |
| Lot Description | Back Lane, Front Yard, Gentle Sloping, Interior Lot, Rectangular Lot, Sloped Up |
| Roof | Asphalt Shingle |

| | |
|--------------|-------------------------------------|
| Construction | Concrete, Mixed, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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