

# \$989,000 - 2107 23 Avenue Sw, Calgary

MLS® #A2224877

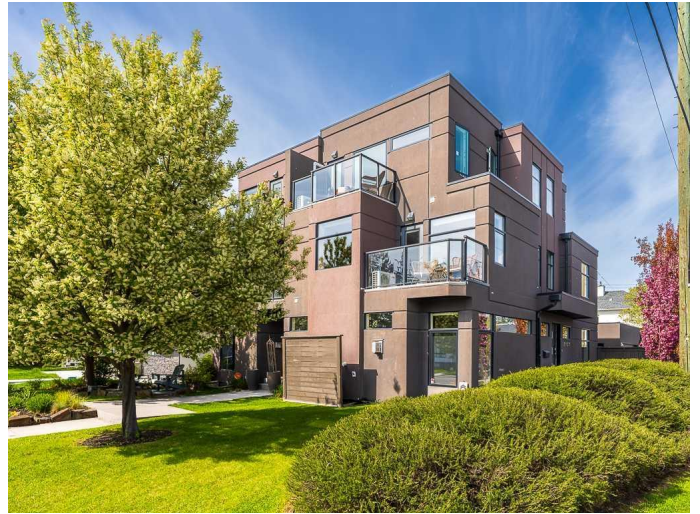
**\$989,000**

4 Bedroom, 4.00 Bathroom, 2,252 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Open House Sunday September 7! 2-4pm  
Welcome to this exceptional four-bedroom, three-and-a-half bathroom home, perfectly positioned on a sunny corner lot in the vibrant inner-city community of Richmond. Offering over 2500 square feet of developed space spanning three levels and a finished basement. This custom-built residence blends contemporary design, energy-efficient construction, and elevated comfort in every detail. Constructed with ICF (Insulated Concrete Form) walls, the home offers superior insulation, soundproofing, and long-term durability. Step inside to discover an open-concept main floor flooded with natural light. Stylish and functional, it features rich hardwood floors, a striking tiled finished fireplace, built-in shelving, sleek glass accents, and a seamless layout ideal for everyday living and entertaining. The chef's kitchen is a true showpiece, complete with upgraded stainless steel appliances, stone countertops, a peninsula island with an eat-up bar, ample pantry space, and refined finishes throughout. The main floor is completed by a two-piece powder bathroom and a cleverly tucked-away "pocket office" with a built-in desk, which provides an ideal spot for remote work or homework. The second floor offers two additional well-appointed bedrooms, one with split unit wall AC, a four-piece bathroom, and a spacious laundry room providing ample space for family, guests, or a home office. The third-floor primary retreat is nothing short of



spectacular, offering sweeping city views from your private deck or the comfort of your bed. The spa-inspired ensuite includes a steam shower, jetted tub, double vanity, heated tile floors, and sophisticated finishes. A walk-in closet and split wall AC unit complete this luxurious sanctuary. The fully developed basement adds versatility with in-floor heating, a large bedroom, a four-piece bathroom, and flexible living space ideal for a media room, home gym, or bonus living area, plus ample storage. Outside, the low-maintenance, fully fenced yard is perfect for entertaining or relaxing, with multiple gas hookups for a barbecue or fire features. The detached double garage is EV-ready and equipped with 220V power and smart outlets for charging. All of this is located just steps from dog parks, local cafes, shops, and more. This is your opportunity to experience inner-city luxury in a truly turnkey home that combines thoughtful design, modern convenience, and timeless appeal.

Built in 2009

**Essential Information**

MLS® #	A2224877
Price	\$989,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,252
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	2107 23 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T5J7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Membrane
Construction	Stucco, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	102
Zoning	R-CG

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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