

# \$1,898,000 - 1603 23 Street Nw, Calgary

MLS® #A2176912

**\$1,898,000**

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 discover a harmoniously bedroom carpet removed - blend of modern styling and warmth, 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 cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light.

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

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 quiet 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® #   | A2176912    |
| Price    | \$1,898,000 |
| 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        | Additional Parking, Alley Access, Double Garage Detached, Drive Through, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized, Plug-In, Side By Side, Secured |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Data, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Instant Hot Water, Range Hood, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator   |
| Heating           | Boiler, Forced Air, Fireplace(s), High Efficiency, Humidity Control, In Floor, Zoned   |

|                 |  |
|-----------------|--|
| Cooling         | Central Air                              |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1  |
| Fireplaces      | Decorative, Gas                          |
| 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, City Lot, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot |
| Roof              | Flat Torch Membrane  |
| Construction      | Stone, Stucco  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2024 |
| Days on Market | 222                |
| Zoning         | R-CG               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.