# \$3,250,000 - 1303 23 Street Nw, Calgary

MLS® #A2210370

## \$3,250,000

4 Bedroom, 6.00 Bathroom, 3,862 sqft Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Discover elevated living in this stunning, newer-built two-story residence, perfectly positioned in the prestigious Briar Hill neighbourhood. Thoughtfully crafted to blend timeless elegance with everyday functionality, this 4-bedroom masterpiece is ideal for modern family life. From the moment you step inside, you are greeted by expansive floor-to-ceiling windows that bathe the interiors in natural light and perfectly frame the surrounding landscape. At the heart of the home lies the chef-inspired gourmet kitchen, featuring premium Sub-Zero appliances, a dramatic 14-foot waterfall island, an oversized walk-in pantry, and a welcoming dining area that flows effortlessly into the impressive great room. Sliding doors lead to a private balcony with sweeping, unobstructed views of the river valley and mountainsâ€"perfect for entertaining or quiet mornings.

Every detail of this home is intentionally designedâ€"from the abundance of natural light and dedicated home office, to the oversized mudroom with built-in lockers and its own laundry machines. Radiant in-floor heating in both the basement and the spacious three-car garage ensures year-round comfort. Upstairs, you'II find three large bedroom suites, including a luxurious primary retreat complete with a large walk-in closet and spa-inspired ensuite featuring a freestanding soaker tub and steam shower with premium finishes. Two additional bedrooms each have







walk-in closets and their own full bathrooms. A versatile bonus room provides the perfect space for cozy movie nights or binge-worthy streaming sessions. A second laundry room on this level adds even more convenience. The fully developed walkout lower level is designed for relaxation and entertainment. It includes a large media room with home theatre, wet bar, games area, fitness room, powder room and a fourth ensuite bedroom. Step outside to a secluded covered patio and beautifully landscaped backyard with brand-new sod. This outdoor space is ready for year-round enjoyment, with provisions for patio heaters, a gas fireplace, and a concrete pad prepped with plumbing and electrical for a sauna or hot tub. Equipped with the latest in smart home technology, enjoy seamless control of lighting, motorized shades in the living room, audio, security, and door accessâ€"all at your fingertips. Located just minutes from top-rated schools, shopping, and downtown Calgary, this meticulously designed home offers an exceptional blend of luxury, comfort, and convenience. Don't miss your opportunity to own this Briar Hill gem. Schedule your private showing today.

#### Built in 2024

#### **Essential Information**

MLS® # A2210370 Price \$3,250,000

Bedrooms 4

Bathrooms 6.00

Full Baths 4

Half Baths 2

Square Footage 3,862

Acres 0.14

Year Built 2024

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1303 23 Street Nw

Subdivision Hounsfield Heights/Briar Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2N2P4

### **Amenities**

Parking Spaces 6

Parking Heated Garage, In Garage Electric Vehicle Charging Station(s),

Insulated, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers,

Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Data,

Wired for Sound, Natural Woodwork, Recreation Facilities

Appliances Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air

Conditioner, Convection Oven, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Tankless Water Heater, Water Purifier, Water Softener, Window Coverings, ENERGY STAR Qualified

Appliances, Instant Hot Water, Washer/Dryer Stacked

Heating High Efficiency, Forced Air, Natural Gas, Exhaust Fan, ENERGY STAR

**Qualified Equipment** 

Cooling ENERGY STAR Qualified Equipment, Full

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting, Private Yard, Barbecue, Misting System

Lot Description Back Yard, Environmental Reserve, Landscaped, Low Maintenance

Landscape, Private, Rectangular Lot, Underground Sprinklers, Yard

Lights

Roof Flat Torch Membrane

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 14

Zoning R-CG

## **Listing Details**

Listing Office BluePoint Realtors

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