# \$799,900 - 1604 23 Avenue Nw, Calgary

MLS® #A2207133

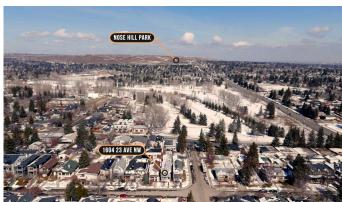
## \$799,900

3 Bedroom, 3.00 Bathroom, 1,822 sqft Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

\*\*OPEN HOUSE CANCELED\*\* | BRAND **NEW RENOVATIONS THROUGHOUT I** PERFECT FAMILY LAYOUT | Welcome to 1604 23 Ave NW, located in the wonderful inner-city community of Capitol Hill. This freshly updated home features brand new flooring throughout and a fully renovated kitchen that allows for plenty of natural light to flow through the space. With a family-forward layout, you'II find a front living area with a cozy wood-burning fireplace and a large, open-concept kitchen with a large eating bar with quartz counters, custom tile backsplash and brand new stainless steel appliances. In addition, there's a spacious dining area and a second living room at the rear of the home that could easily double as a formal dining space, offering direct access to the fully fenced and landscaped backyard. Upstairs, you'II find brand new carpet, updated bathrooms, and three generously sized bedroomsâ€"including a massive primary bedroom with a walk-in closet and a beautifully renovated 5-piece ensuite featuring a jetted tub and fully tiled stand-up shower. There are also two additional bedrooms, an updated 3-piece main bathroom, and a large linen closet. The lower level is undeveloped and ready for your finishing touches. All Poly-B plumbing has been removed and replaced with brand-new plumbing throughout. Located 5 minutes from downtown, U of C, SAIT in an incredibly walkable neighbourhood, close to Confederation Park, pathways, schools,







shopping, West Confederation Bike Track, Pebble Park and the local off-leash dog park. This location truly has it all, don't miss out on this one-Book your private showing today.

#### Built in 1991

### **Essential Information**

MLS® # A2207133 Price \$799,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,822 Acres 0.08 Year Built 1991

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1604 23 Avenue Nw

Subdivision Capitol Hill
City Calgary
County Calgary
Province Alberta

#### **Amenities**

Postal Code

Parking Spaces 2

Parking Double Garage Detached

T2M 1V3

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Recessed Lighting, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 4th, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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