1912 23 Avenue NW

Calgary | Active | MLS® A2347507

$1,049,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2018**	**2,271 sq. ft.**

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Listed by First Place Realty

A closer look

OPEN HOUSE - OCT 10. 2PM-4PM Welcome to this exceptional luxury half duplex in the highly sought-after community of Banff Trail. Offering approximately 3,200 sq. ft. of total developed living space, including 2,271 sq. ft. of developed above-grade space, this impressive four-bedroom, 3.5-bathroom residence delivers the scale, sophistication, and functionality typically associated with a detached home.

The main level showcases an impressive open-concept design with soaring 10-foot ceilings, oversized windows, and an abundance of natural light. At the heart of the home is a spectacular gourmet kitchen featuring an oversized quartz island, high-end appliances, extensive cabinetry, and generous workspace. The kitchen seamlessly connects to the dining and living areas, creating an ideal environment for both everyday family living and entertaining.

Upstairs, three spacious bedrooms are complemented by a versatile bonus room, offering additional space for a family room, office, playroom, or media area. The primary bedroom is a true retreat, complete with a large walk-in closet and a spa-inspired ensuite. Relax in the luxurious soaker tub or unwind in the steam shower, creating a private wellness experience within your own home.

The fully developed basement features impressive 9-foot ceilings, a large recreation room, and a fourth bedroom, providing exceptional flexibility for guests, teenagers, a home gym, or additional living space. Thoughtful design and quality finishes continue throughout every level.

Outside, the oversized lot is a standout feature, offering considerably more outdoor space than many comparable half duplexes in the area. Central air conditioning provides year-round comfort, while the home’s generous floor plan offers an ideal balance of luxury and practicality.

Located in Banff Trail, this home is ideally positioned near some of Northwest Calgary’s most desirable schools and educational institutions, along with the University of Calgary and SAIT. Enjoy convenient access to parks, pathways, recreation, shopping, restaurants, transit, and major roadways.

A sophisticated and exceptionally spacious half duplex offering luxury finishes, impressive scale, and an outstanding Northwest Calgary location

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347507
Bedrooms	4
Bathrooms	4

Year Built	2018
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,271 sq. ft.
Main Level Finished Area:	1,086 sq. ft.
Upper Level Finished Area:	1,186 sq. ft.
Below Grade Finished Area:	938 sq. ft.
Lot Area:	3,638 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	2018 (Age: 8)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	8100AF
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Enclosed, Insulated
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known

2nd Floor	Bedroom - Primary · 14'8" × 13'11" ·
2nd Floor	Bedroom · 12' × 11' ·
2nd Floor	Bedroom · 12'10" × 10'5" ·
Basement	Bedroom · 13'4" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1912-23-avenue-nw-calgary-a2347507/

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