2104 23 Avenue NW

Calgary | Active | MLS® A2332514

$945,500









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2008**	**2,035.18 sq. ft.**

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Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to an exceptional custom built inner-city residence where space, quality and location come together beautifully. Set on an impressive 25' x 145' professionally landscaped lot, this impeccably maintained four-bedroom home is ideally located across from a schoolyard and just blocks from schools, three CTrain stations, the university and major hospitals. Downtown is only approximately 10 minutes away, making this an outstanding option for families, professionals and anyone seeking convenient city living.

Inside, the main floor makes an immediate impression with a soaring 10-foot ceiling, walnut engineered hardwood flooring and striking maple stairs. The chef-inspired kitchen is the true heart of the home, featuring stainless steel appliances, extensive cabinetry and an oversized granite island with generous seating-perfect for entertaining, family gatherings or everyday living. A spacious mudroom and large pantry add exceptional storage and functionality.

The thoughtfully designed floor plan offers four bedrooms, including three on the upper level and one on the lower level, along with multiple bathrooms, including a beautiful four-piece ensuite complete with a luxurious steam shower.

The outdoor space is equally impressive, featuring a large 16' x 20' deck, professional landscaping and an oversized 21' x 27' double garage with ample room for vehicles, storage and workspace. All-new triple-pane windows were installed in 2024, adding comfort, efficiency and peace of mind.

Meticulously cared for and presented in excellent condition, this remarkable home offers generous living space, premium finishes and an unbeatable location close to everything the city has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332514
Bedrooms	4
Bathrooms	4
Year Built	2008
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:	2,035.18 sq. ft.
Main Level Finished Area:	973 sq. ft.
Upper Level Finished Area:	1,062.08 sq. ft.
Below Grade Finished Area:	926.65 sq. ft.
Acreage:	No
Lot Area:	3,659 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2008 (Age: 18)
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:	0815860
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway, Oversized, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Sink, Upper Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Oven, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Restrictive Covenant
Main Floor	Breakfast Nook · 14'6" × 5'11" ·
Main Floor	Dining Room · 15'5" × 11'8" ·
Main Floor	Foyer · 7'5" × 4'5" ·
Main Floor	Kitchen · 17' × 15'9" ·
Main Floor	Living Room · 14'5" × 13' ·
Main Floor	Mud Room · 13'6" × 5' ·
Upper Level	Bedroom · 13'7" × 9'7" ·
Upper Level	Bedroom · 15'11" × 9'11" ·

Upper Level	Bedroom - Primary · 17'6" × 11'2" ·
Upper Level	Laundry · 12'7" × 6'2" ·
Basement	Bedroom · 14'5" × 11'5" ·
Basement	Game Room · 29'5" × 19'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Rain Barrel/Cistern(s)
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2104-23-avenue-nw-calgary-a2332514/

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