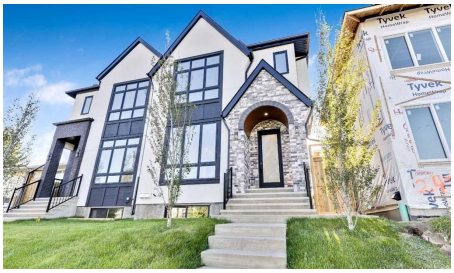
2433 23 Street NW

Calgary | Active | MLS® A2346432

$1,070,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,946.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

OPEN HOUSE SATURDAY & SUNDAY | November 21 & 22; 2pm to 4pm!! ATTACHED SIDE SOLD!! LAST UNIT REMAINING!! Welcome to the lap of luxury in Banff Trail. This beautifully appointed infill is only 250 METER WALK TO BANFF TRAIL C-TRAIN STATION and walking distance to University of Calgary, which makes it an ideal location with its 2 BEDROOM LEGAL BASEMENT SUITE. Have allergies? NO CARPETS THROUGHOUT. The Main floor has 10’ CEILINGS, wide front entrance, a dining area with a feature wall, luxurious kitchen with quartz backsplash, 14' long island with a magnificent quartz countertop and dual waterfall feature and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a show-stopping Monogram "COMMERCIAL STYLE" 36' GAS RANGE, Impressive 48" WIDE FRIDGE and dual zone BEVERAGE COOLER in the seamlessly situated coffee bar that is open-to-above with morning sun lighting it up with sunshine. The Living room has an opulent 60' GAS FIREPLACE with built-ins and sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room leads to the conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with vaulted ceiling, spacious WALK-IN HIS & HER closets and a spa-like ensuite which will have a tiled STEAM SHOWER, double vanity, and a free-standing tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has "cheater-suite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to access the mechanicals. The basement ceiling has sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with fireplace) and IN-FLOOR HEATING. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets) and IN-FLOOR HEATING in EVERY WASHROOM, 200 AMP service in home, HEATED GARAGE WITH 200 AMP SERVICE (also insulated, drywalled and painted) with an EV CHARGING RECEPTACLE suitable to connect a Level 2 charging station, and a sunny SOUTHWEST FACING BACKYARD. TRIPLE PANE GLASS WINDOWS and DOORS throughout house (except front door ,rear and sliding patio door due to weight) with extra sound-reduction measures in the party wall ensures a quiet and serene atmosphere in the home. The property s situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346432
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,946.08 sq. ft.
Main Level Finished Area:	924 sq. ft.
Upper Level Finished Area:	1,022.08 sq. ft.
Below Grade Finished Area:	857.16 sq. ft.
Lot Area:	3,007 sq. ft.
Lot Frontage:	25'
Front Exposure:	Northeast
Unit Exposure:	Northeast, Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	2610285
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	2
Fireplace Details:	Basement, Electric, Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Plug-In
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Bar Fridge, Built-In Electric Range, Built-In Oven, Dishwasher, Disposal, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13' × 9'9" ·

Main Floor	Office · 6'2" × 6'1" ·
Main Floor	Kitchen · 21'2" × 9'6" ·
Main Floor	Living Room · 13'1" × 12'9" ·
Main Floor	Entrance · 7' × 6' ·
Upper Level	Laundry · 8' × 5'6" ·
Upper Level	Bedroom · 11'9" × 10'11" ·
Upper Level	Bedroom · 12'6" × 9'9" ·
Upper Level	Bedroom - Primary · 13'7" × 12' ·
Basement	Kitchen With Eating Area · 15'5" × 10'8" ·
Basement	Living Room · 12'7" × 11'1" ·
Basement	Laundry · 9'1" × 3'9" ·
Basement	Bedroom · 11' × 9'5" ·
Basement	Bedroom · 10'1" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Other
Patio And Porch Features:	Deck, Front Porch, See Remarks
Lot Features:	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2

Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2433-23-street-nw-calgary-a2346432/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.