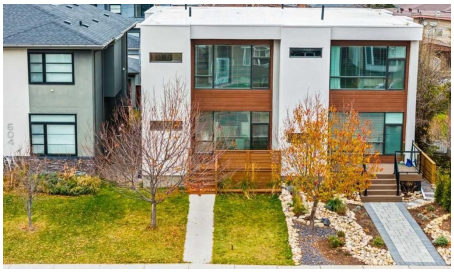
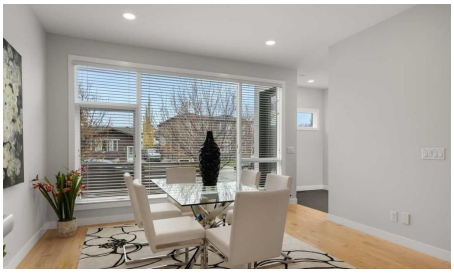
# 606 23 Avenue NE

Calgary | Active | MLS® A2355004

**$885,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2014** | **2,097.53 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Estate Professionals Inc.

# A closer look

Located on a quiet street within a short walk to the Elks Golf Course this elegant home welcomes you with over 3050 ft2 of refined living space on 3 floors. Natural light fills the main floor, from it's dining area with floor to ceiling windows through to the great room with a wall of light streaming in from the wall of windows/doors that lead out to a large, private deck. The main floor is a showpiece, with a well sized dining room and comfortable great room with fireplace both bookending the large kitchen - designed with entertaining in mind- gleaming white cabinetry is accented with stainless steel appliances and an abundance of seating and an expansive wall of built ins for storage and pantry items complete the principal area of the main floor. A large mudroom allows space when coming home - and keeps the weather away from the main parts of the main floor. The powder room is tucked away on your way to the upper level. Upstairs you'll find an impressive principal bedroom with walk in closet, oversized windows, and 5 piece ensuite bath. An additional 5 piece bathroom and separate laundry room provide space and privacy from the 2 well sized secondary bedrooms.The fully finished lower level offers a huge family room with wet bar, 4th bedroom and full bathroom. Be sure to explore this fantastic community on the west side of the deerfoot...so many great hidden treasures to be found. Walking distance to school, and many of the local eateries, specialized grocery stores and the golf course - all while merging a great inner city lifestyle with a relaxed and quiet setting.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2355004 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2014 |
| **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:** | 2,097.53 sq. ft. |
| **Main Level Finished Area:** | 1,031.33 sq. ft. |
| **Upper Level Finished Area:** | 1,066.21 sq. ft. |
| **Below Grade Finished Area:** | 956.81 sq. ft. |
| **Lot Area:** | 3,100 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:** | 2014 (Age: 12) |
| **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:** | 1552W |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Vinyl Siding |
| **Structure Type:** | Duplex |
| **Roof:** | Membrane, Rubber |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Great Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Northeast |
| **Community:** | Winston Heights/Mountview |
| **Appliances:** | Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 13'9" × 12'11" · |
| **Main Floor** | Dining Room · 14'2" × 11'10" · |
| **Main Floor** | Living Room · 20'7" × 14'1" · |
| **Main Floor** | Foyer · 8' × 6'2" · |
| **2nd Floor** | Bedroom - Primary · 13'8" × 13'5" · |
| **2nd Floor** | Bedroom · 14' × 11'11" · |
| **2nd Floor** | Bedroom · 18'8" × 9'11" · |
| **2nd Floor** | Laundry · 8'3" × 6'2" · |
| **2nd Floor** | Walk-In Closet · 9'11" × 6'2" · |

| | |
|---|---|
| **Lower Level** | Family Room · 24'9" × 13'4" · |
| **Lower Level** | Bedroom · 19'3" × 14' · |
| **Lower Level** | Furnace/Utility Room · 18' × 5'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Schools Nearby, Shopping Nearby, Sidewalks |
| **Interior Features:** | Bar, Built-in Features, Kitchen Island, Recessed Lighting, Stone Counters, Storage |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Lane, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-C2 |
| **Listed Date:** | Oct 28, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/606-23-avenue-ne-calgary-a2355004/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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