# \$975,000 - 2110 23 Avenue Sw, Calgary

MLS® #A2195661

### \$975,000

4 Bedroom, 4.00 Bathroom, 1,797 sqft Residential on 0.06 Acres

Richmond, Calgary, Alberta

Brand new build with tasteful details and this property showcases beauty and functionality for families alike. The main level offers an inviting atmosphere upon entry where you are greeted by 10' ceilings and a free-flowing layout, At the heart of the home is a substantial kitchen that connects seamlessly to the dining and living spaces. sleek cabinetry, and luxurious quartz waterfall countertops, this kitchen is as functional as it is beautiful. On upper floor where you will find your primary retreat with a walk-through closet and spa-like ensuite, incorporated with a relaxing soaker tub, walk-in shower, dual-sink vanity. Two more bedrooms, a three piece bathroom and a convenient laundry room complete the upper level. lower level floor large fourth bedroom, a full bathroom and a bright family room with a wet bar and designed for fun and relaxation! and don't forget about the double detached garage. Don't miss this opportunity to own in a renowned central location that is walkable to all the exciting amenities of Marda Loop, and just a short drive to downtown Calgary!







Built in 2024

# **Essential Information**

MLS® # A2195661 Price \$975,000

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,797 Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2110 23 Avenue Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T2T 0W1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry,

Quartz Counters, Walk-In Closet(s), Wet Bar

Appliances Built-In Oven, Dishwasher, Refrigerator, Built-In Gas Range

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Landscaped

Roof Asphalt Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed February 19th, 2025

Days on Market 45

Zoning RC-2

# **Listing Details**

Listing Office CIR Realty

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