

# \$1,100,000 - 2428 23 Street Nw, Calgary

MLS® #A2190567

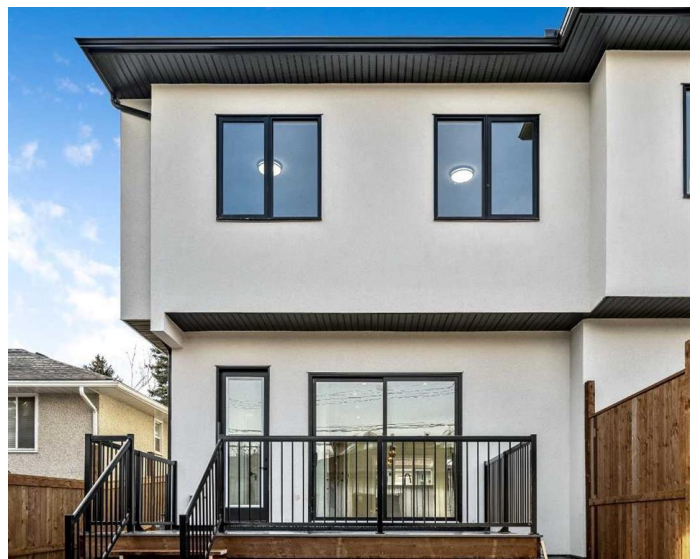
**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.01 Acres

Banff Trail, Calgary, Alberta

OPEN HOUSE Sunday April 20, 2 to 4pm !!  
Welcome to the lap of luxury in Banff Trail.  
This beautifully appointed infill is only 200  
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 Kids with allergies? NO CARPETS  
THROUGHOUT. The Main floor has 10'™  
CEILINGS, wide front entrance, an enormous  
dining area to fit a harvest table, 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 36  
inch Monogram gas range, Impressive 48"  
WIDE JENNAIR FRIDGE and 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 50' GAS FIREPLACE with built-ins  
and sliding patio doors that opens to a  
maintenance-free, composite plank party deck.  
The mud room has sitting bench and hangers,  
and will face a 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 a gas fireplace), ITS OWN FURNACE and roughed-in in-floor heating. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets), 200 AMP service in home, HEATED (also insulated, drywalled and painted) GARAGE WITH 200 AMP SERVICE with an EV CHARGING RECEPTACLE. The home is 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.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2190567               |
| Price          | \$1,100,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,947                  |
| Acres          | 0.01                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

Status Active

### Community Information

Address 2428 23 Street Nw  
Subdivision Banff Trail  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 3Y2

### Amenities

Parking Spaces 2  
Parking 220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, In Garage Electric Vehicle Charging Station(s)  
# of Garages 2

### Interior

Interior Features Bidet, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer  
Heating In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Tile  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Gentle Sloping  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 31st, 2025

|                |      |
|----------------|------|
| Days on Market | 81   |
| Zoning         | R-C2 |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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