

\$799,900 - 1604 23 Avenue Nw, Calgary

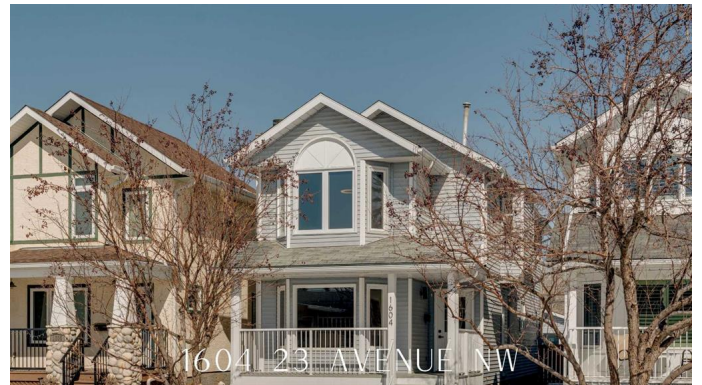
MLS® #A2207133

\$799,900

3 Bedroom, 3.00 Bathroom, 1,822 sqft
Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

****OPEN HOUSE CANCELED**** | BRAND NEW RENOVATIONS THROUGHOUT | PERFECT FAMILY LAYOUT | Welcome to 1604 23 Ave NW, located in the wonderful inner-city community of Capitol Hill. This freshly updated home features brand new flooring throughout and a fully renovated kitchen that allows for plenty of natural light to flow through the space. With a family-forward layout, youâ€™ll find a front living area with a cozy wood-burning fireplace and a large, open-concept kitchen with a large eating bar with quartz counters, custom tile backsplash and brand new stainless steel appliances. In addition, thereâ€™s a spacious dining area and a second living room at the rear of the home that could easily double as a formal dining space, offering direct access to the fully fenced and landscaped backyard. Upstairs, youâ€™ll find brand new carpet, updated bathrooms, and three generously sized bedroomsâ€”including a massive primary bedroom with a walk-in closet and a beautifully renovated 5-piece ensuite featuring a jetted tub and fully tiled stand-up shower. There are also two additional bedrooms, an updated 3-piece main bathroom, and a large linen closet. The lower level is undeveloped and ready for your finishing touches. All Poly-B plumbing has been removed and replaced with brand-new plumbing throughout. Located 5 minutes from downtown, U of C, SAIT in an incredibly walkable neighbourhood, close to Confederation Park, pathways, schools,



shopping, West Confederation Bike Track, Pebble Park and the local off-leash dog park. This location truly has it all, don't miss out on this one-Book your private showing today.

Built in 1991

Essential Information

MLS® #	A2207133
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,822
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1604 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1V3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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