

# \$1,149,900 - 1912 23 Avenue Nw, Calgary

MLS® #A2237765

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,271 sqft

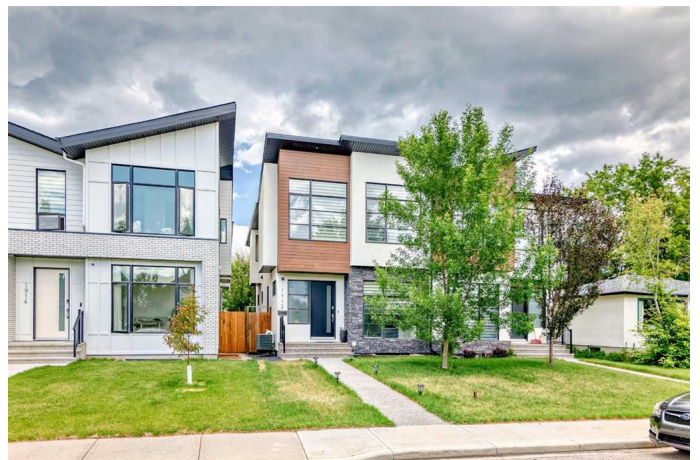
Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

A beautiful home with nearly 3,200 square feet of developed space (2,271 square feet above grade) in the fabulous inner-city community of Banff Trail. As you enter this well-maintained home, you'll immediately notice the soaring 10-foot ceilings and a spacious office at the front of the house. Throughout the main floor, you'll fall in love with the high-quality engineered hardwood flooring, a stunning oversized quartz countertop in the kitchen—perfect for hosting and entertaining—and a chef's kitchen.

At the rear of the home, there is a cozy living room with oversized windows, a tucked-away 2-piece powder bathroom, and access to the backyard and detached garage. Upstairs, you'll find a rare bonus room (a sought-after feature in infill homes) and three spacious bedrooms. The primary bedroom boasts a large walk-in closet, and the ensuite offers a spa-like experience with a soaker tub and steam shower.

Descending to the fully finished basement, you'll discover 9 foot ceilings, a large rec room, a versatile flex room (currently used as a gym), a fourth bedroom, and an additional full bathroom. Thanks to the lot's depth, the backyard is larger than most similar homes, providing ample outdoor space. By far the best value in the area! Lastly, the home has central air conditioning to keep you cool during the hot summer days!



Built in 2018

## Essential Information

MLS® #	A2237765
Price	\$1,149,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,271
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	1912 23 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1V8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Enclosed, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.