

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

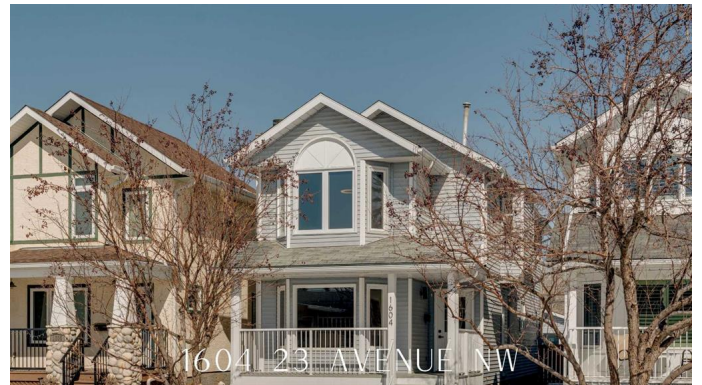
MLS® #A2207133

**\$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
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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