

# \$1,295,000 - 1424 23 Street Nw, Calgary

MLS® #A2207737

**\$1,295,000**

3 Bedroom, 4.00 Bathroom, 1,847 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

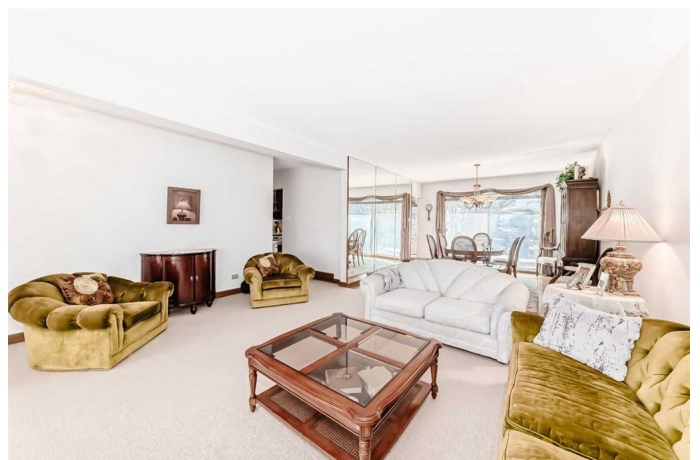
One of a kind professionally designed and upgraded 1847 sf walkout bungalow located in west Briar Hill on an elevated lot with west views. Main floor features a spacious living room with atrium and dining room, with hardwood floors and large windows. Upgraded kitchen with cherry stained maple cabinets and granite countertops. Sunken family room with vaulted open beam ceiling, skylights and large Montana travertine drypack woodburning fireplace. Comfortable master suite with fireplace, four-piece bathroom and walk in closet. Two secondary bedrooms with hardwood floors and a four-piece main bathroom. The 972 sf lower-level walkout is developed with a large family room, guest bedroom with four-piece ensuite bathroom, a home office area and a three piece main bathroom. There is direct access to a large heated double-attached garage with a precast free span roof. Beautifully designed outdoor space with a front patio and large deck with irrigated planter boxes, side deck off the family room and a large, terraced back yard with heavy timber garden beds and numerous large mature trees and shrubs.

Built in 1953

## Essential Information

MLS® # A2207737

Price \$1,295,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,847       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1424 23 Street Nw             |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 2P3                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Beamed Ceilings, No Animal Home, No Smoking Home, Skylight(s)                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Washer/Dryer, Built-In Refrigerator, Garage Control(s), Trash Compactor |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 2                                                                                                              |
| Fireplaces        | Family Room, Masonry, Master Bedroom, Wood Burning                                                             |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Partial, Walk-Out                                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting, Private Yard |
|-------------------|------------------------|

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Lot Description | Back Yard, Back Lane, Lawn, Many Trees, Yard Lights |
| Roof            | Green Roof                                          |
| Construction    | Wood Frame, Wood Siding                             |
| Foundation      | Poured Concrete                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 166             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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