

# \$989,000 - 1632 23 Avenue Nw, Calgary

MLS® #A2221359

**\$989,000**

4 Bedroom, 4.00 Bathroom, 1,965 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

This custom-built home, a collaboration between the owner and Homes by Avi, boasts exceptional curb appeal and a thoughtfully designed layout. Inside, you'll find a spacious open-concept kitchen and dining area with abundant storage, ideal for both everyday living and entertaining. The sunken living room offers a cozy yet expansive space for relaxation. Upstairs, the primary suite features vaulted ceilings, a luxurious ensuite with heated floors, and a steam shower, providing a spa-like retreat. Located in Capitol Hill, a vibrant inner-city community known for its tree-lined streets and proximity to downtown Calgary, this home offers easy access to Confederation Park, top educational institutions like SAIT and the University of Calgary, and shopping centers such as North Hill Centre and Market Mall .

Built in 2016

## Essential Information

MLS® #	A2221359
Price	\$989,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,965
Acres	0.08



Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1632 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1V3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Steam Room
Appliances	Bar Fridge, Dishwasher, Electric Oven, Electric Range, Electric Stove, Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Convection Oven, Freezer
Heating	Central, Fireplace(s), Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Gas Starter, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Front Yard, Interior Lot, Rectangular Lot, Gentle Sloping, Sloped Up
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	5
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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