

\$1,085,000 - 2428 23 Street Nw, Calgary

MLS® #A2217204

\$1,085,000

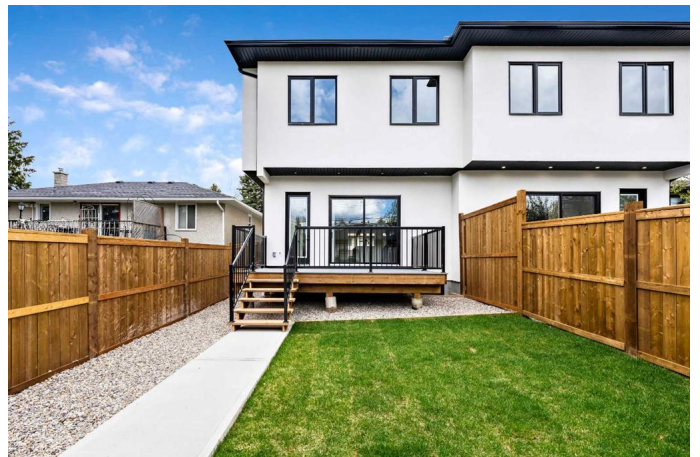
5 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.01 Acres

Banff Trail, Calgary, Alberta

OPEN HOUSE SUNDAY JUNE 15, 1 to 4 PM!!

CONDITIONALLY SOLD BUT ATTACHED
SIDE JUST LISTED FOR SALE (2430 23 st
NW | A2229339) Welcome to the lap of luxury
in Banff Trail. This beautifully appointed infill is
only 200 METER WALK TO BANFF TRAIL
C-TRAIN STATION and walking distance to
University of Calgary, which makes it an ideal
location with its 2 BEDROOM LEGAL
BASEMENT SUITE. Have Kids with allergies?
NO CARPETS THROUGHOUT. The Main
floor has 10' CEILINGS, wide front
entrance, an enormous dining area to fit a
harvest table, luxurious kitchen with quartz
backsplash, 14' long island with a magnificent
quartz countertop and dual waterfall feature
and cabinet doors on both sides (plenty of
storage space for all your small kitchen
appliances), a show-stopping 36 INCH
MONOGRAM GAS RANGE, Impressive 48"
WIDE JENNAIR FRIDGE and BEVERAGE
COOLER in the seamlessly situated coffee bar
that is open-to-above with morning sun lighting
it up with sunshine. The Living room has an
opulent 50' GAS FIREPLACE with built-ins
and sliding patio doors that opens to a
maintenance-free, composite plank party deck.
The mud room has sitting bench and hangers,
and will face a conveniently located powder
room. The highlight of the top floor is the
Massive Primary bedroom with vaulted ceiling,
spacious WALK-IN HIS & HER closets and a
spa-like ensuite which will have a tiled STEAM
SHOWER, double vanity, and a free-standing



tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has "cheater-suite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to access the mechanicals. The basement ceiling has sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE and roughed-in in-floor heating. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets), 200 AMP service in home, HEATED (also insulated, drywalled and painted) GARAGE WITH 200 AMP SERVICE with an EV CHARGING RECEPTACLE. The home is situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools.

Built in 2025

Essential Information

MLS® #	A2217204
Price	\$1,085,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,947
Acres	0.01
Year Built	2025

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

Community Information

Address	2428 23 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3Y2

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bidet, Bookcases, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Gas Range
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor Roughed-In
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Interior Lot, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	43
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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