



\$ 915,000.00

## 1635 23 AVENUE NW CALGARY

<https://paulbrinton.com>

Amazing custom built 2-story situated on a quiet street with south backing yard. Completely open floor plan, showcasing rare curved staircase with open risers. Kitchen offers plenty of counter space featuring a massive 13 foot center waterfall island completed with a built-in microwave and a wine fridge. French doors off...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1117100

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-09 19:21:09

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 09/06/21

**Two Piece Bath:** 1

**Lot size:** 3003 sq ft

**Year built:** 2019

**Parking:** Double Garage Detached, Insulated  
, See Remarks

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Family Room, Gas

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet, Hardwood

**Community Features:** Schools Nearby, Playground

**Fencing:** Fenced

**Cooling:** Central Air

**Lot Features:** Back Lane, Low Maintenance Landscape, Level, Rectangular Lot

**Heating Type:** In Floor, Forced Air, Natural Gas

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 7.60M 24` 11"

**Living Area SF:** 1996.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 463.43

**Photo Count:** 39

**Construction Materials:** Metal Siding  
,Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Gas  
Stove,Microwave,Range  
Hood,Refrigerator,Window Coverings,Wine  
Refrigerator

**Subdivision Name:** Capitol Hill

**Lot Size Acres:** 0.07

