

# \$898,000 - 2110 23 Avenue Sw, Calgary

MLS® #A2237203

**\$898,000**

4 Bedroom, 4.00 Bathroom, 1,797 sqft

Residential on 0.06 Acres

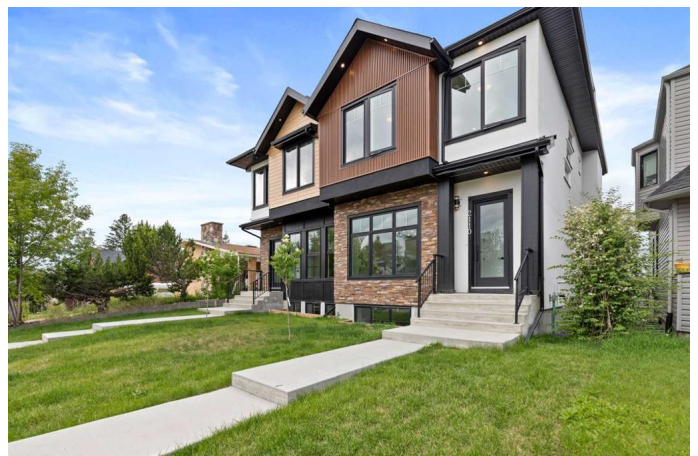
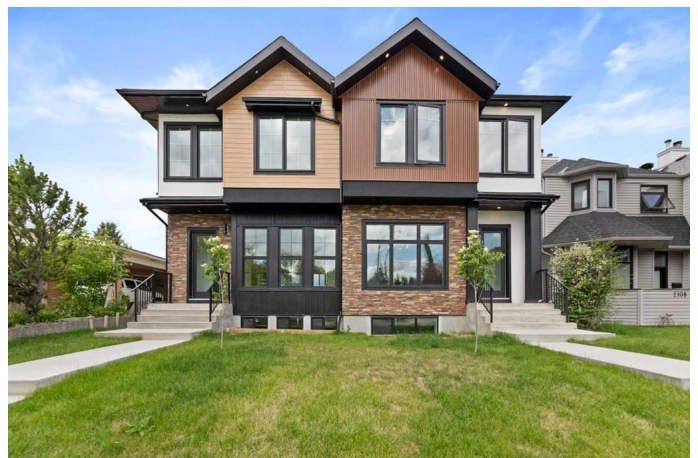
Richmond, Calgary, Alberta

Brand new build with tasteful details and this property showcases beauty and functionality for families alike. The main level offers an inviting atmosphere upon entry where you are greeted by 10' ceilings and a free-flowing layout, At the heart of the home is a substantial kitchen that connects seamlessly to the dining and living spaces. sleek cabinetry, and luxurious quartz waterfall countertops, this kitchen is as functional as it is beautiful. On upper floor where you will find your primary retreat with a walk-through closet and spa-like ensuite, incorporated with a relaxing soaker tub, walk-in shower, dual-sink vanity . Two more bedrooms, a three piece bathroom and a convenient laundry room complete the upper level. lower level floor large fourth bedroom, a full bathroom and a bright family room with a wet bar and designed for fun and relaxation! and don't forget about the double detached garage. Don't miss this opportunity to own in a renowned central location that is walkable to all the exciting amenities of Marda Loop, and just a short drive to downtown Calgary!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2237203  |
| Price     | \$898,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,797                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2110 23 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0W1           |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Refrigerator                                                                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                     |
| Fireplaces        | Electric                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                        |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 34             |
| Zoning         | RC-2           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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