

\$1,325,000 - 2313 23 Avenue Sw, Calgary

MLS® #A2245262

\$1,325,000

5 Bedroom, 5.00 Bathroom, 2,544 sqft

Residential on 0.06 Acres

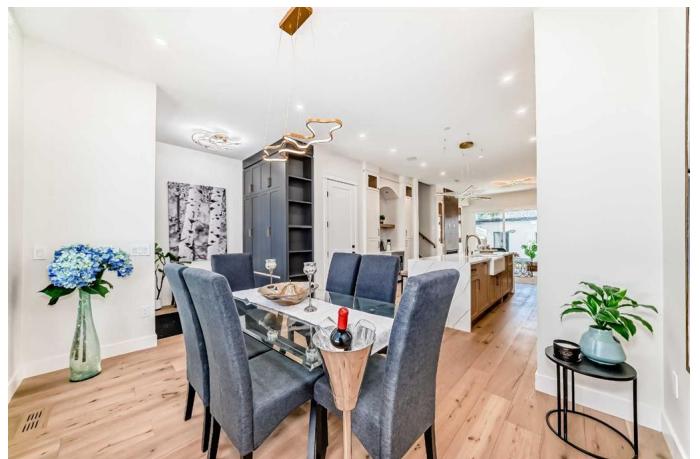
Richmond, Calgary, Alberta

**** OPEN HOUSE: Friday, August 15th
2:30-5:30pm **** Experience thoughtful design and modern comfort in this beautifully built three-storey duplex located in the heart of Richmond. This home offers exceptional versatility with a fully finished legal basement suite, featuring two bedrooms, a full bathroom, in-suite laundry, and a separate entrance—ideal for guests, rental income, or multigenerational living.

On the main floor, enjoy a bright, open layout with a front dining area, a gourmet kitchen outfitted with eye-catching gold hardware, and a cozy living room centered around a gas fireplace with warm tile surround. Thoughtful built-in shelving adds both style and function throughout, perfect for displaying decor and staying organized. A 2-piece powder room connects to a practical mudroom, while the large backyard leads to a detached double garage.

The second floor features two spacious bedrooms, each with its own ensuite, plus a dedicated laundry room and a glass-enclosed flex space or home office that adds versatility and style.

On the top floor, escape to your private retreat—a stunning loft-style level complete with a wet bar, lounge area, walk-in closet, and access to a sunny rooftop balcony. Unique lighting throughout the home adds just the



right amount of personality and polish.

This home blends warmth and sophistication, offering a modern, functional layout perfect for everyday living and entertaining.

Built in 2024

Essential Information

MLS® #	A2245262
Price	\$1,325,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,544
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2313 23 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0W3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar,
-------------------	---

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 2nd, 2025

Days on Market 16

Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.