

# \$3,250,000 - 1303 23 Street Nw, Calgary

MLS® #A2210370

**\$3,250,000**

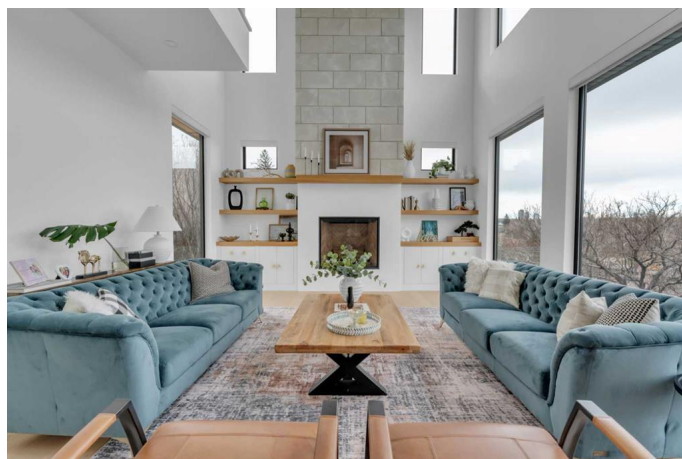
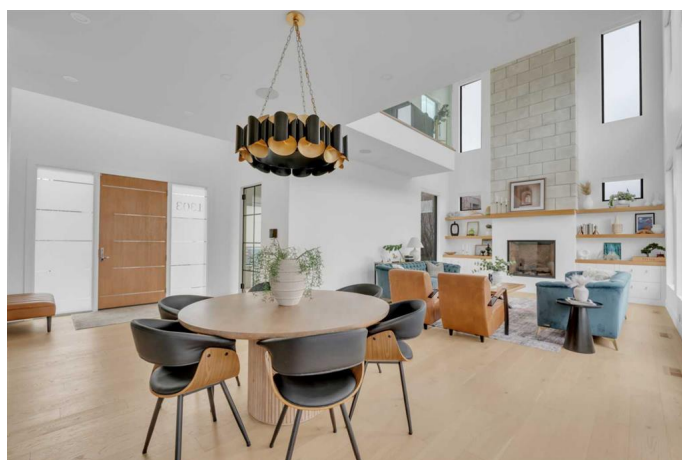
4 Bedroom, 6.00 Bathroom, 3,862 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Discover elevated living in this stunning, newer-built two-story residence, perfectly positioned in the prestigious Briar Hill neighbourhood. Thoughtfully crafted to blend timeless elegance with everyday functionality, this 4-bedroom masterpiece is ideal for modern family life. From the moment you step inside, you are greeted by expansive floor-to-ceiling windows that bathe the interiors in natural light and perfectly frame the surrounding landscape. At the heart of the home lies the chef-inspired gourmet kitchen, featuring premium Sub-Zero appliances, a dramatic 14-foot waterfall island, an oversized walk-in pantry, and a welcoming dining area that flows effortlessly into the impressive great room. Sliding doors lead to a private balcony with sweeping, unobstructed views of the river valley and mountains—perfect for entertaining or quiet mornings.

Every detail of this home is intentionally designed—from the abundance of natural light and dedicated home office, to the oversized mudroom with built-in lockers and its own laundry machines. Radiant in-floor heating in both the basement and the spacious three-car garage ensures year-round comfort. Upstairs, you'll find three large bedroom suites, including a luxurious primary retreat complete with a large walk-in closet and spa-inspired ensuite featuring a freestanding soaker tub and steam shower with premium finishes. Two additional bedrooms each have



walk-in closets and their own full bathrooms. A versatile bonus room provides the perfect space for cozy movie nights or binge-worthy streaming sessions. A second laundry room on this level adds even more convenience. The fully developed walkout lower level is designed for relaxation and entertainment. It includes a large media room with home theatre, wet bar, games area, fitness room, powder room and a fourth ensuite bedroom. Step outside to a secluded covered patio and beautifully landscaped backyard with brand-new sod. This outdoor space is ready for year-round enjoyment, with provisions for patio heaters, a gas fireplace, and a concrete pad prepped with plumbing and electrical for a sauna or hot tub. Equipped with the latest in smart home technology, enjoy seamless control of lighting, motorized shades in the living room, audio, security, and door access—all at your fingertips. Located just minutes from top-rated schools, shopping, and downtown Calgary, this meticulously designed home offers an exceptional blend of luxury, comfort, and convenience. Don't miss your opportunity to own this Briar Hill gem. Schedule your private showing today.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210370    |
| Price          | \$3,250,000 |
| Bedrooms       | 4           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 3,862       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1303 23 Street Nw             |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N2P4                        |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Heated Garage, Insulated, Triple Garage Attached, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wet Bar, Dry Bar, Natural Woodwork, Recreation Facilities, Smart Home, Steam Room, Wired for Data, Wired for Sound |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Water Softener, Window Coverings, Built-In Refrigerator, Convection Oven, ENERGY STAR Qualified Appliances, Instant Hot Water, Water Purifier   |
| Heating           | High Efficiency, Forced Air, Natural Gas, Exhaust Fan, ENERGY STAR Qualified Equipment   |
| Cooling           | ENERGY STAR Qualified Equipment, Full  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Yard, Barbecue, Misting System  |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Yard Lights, Environmental Reserve, Underground Sprinklers |
| Roof              | Flat Torch Membrane  |
| Construction      | Mixed  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | BluePoint Realtors |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.