

# \$2,250,000 - 1441 23 Street Sw, Calgary

MLS® #A2224800

**\$2,250,000**

5 Bedroom, 4.00 Bathroom, 3,344 sqft

Residential on 0.15 Acres

Scarboro/Sunalta West, Calgary, Alberta

This beautifully designed home blends modern elegance, warm functionality, and views of the downtown skyline, offering the perfect balance between urban energy and residential calm.

The location is unmatched, just minutes to the city centre yet tucked in a residential enclave with tree-lined streets and a true neighbourhood feel. Inside, a light-filled foyer leads into sprawling open-concept living spaces where 9' high ceilings and large windows allow sunlight to pour through the main floor. The heart of the home is the chef-inspired kitchen, featuring quartz counters, 6-burner gas cooktop, sleek cabinetry, generous storage, and a large central island with breakfast bar that invites connection. Adjacent is a dedicated dining area with a built-in bar for effortless hosting, and an impressive living room warmed by a contemporary linear gas fireplace with a statement making concrete mantle. Whether it's a casual weeknight with kids or a lively dinner party with friends, this layout rises to the occasion. A private office with French doors and built-in workstations makes work-from-home days a breeze. The large walk-in pantry and mudroom keep everyday life organized and stress free. Upstairs, the library opens onto a secluded balcony with spectacular views, made for quiet reflection and a morning coffee. A welcoming bonus room provides a spot for kids to play or the whole family to reconnect. The primary bedroom is a serene retreat offering ample



space for a seating area, a large walk-in closet, and an ensuite that blends function and comfort with double sinks, a soaking tub, and an oversized shower. Two additional bedrooms with window benches and walk-in closets, a dual-sink bathroom, and a laundry room complete the upper level. Downstairs, the fully developed basement offers a recreation room ideal for movie nights or entertaining complete with a projector, screen, and a wet bar with wine fridge. Two more bedrooms, a full bathroom, and a wine/storage room complete this level. Outside, the west-facing backyard sets the stage for unwinding, with a large patio and a hot tub bordered by mature trees and garden beds. An attached double garage adds convenience to this impeccably designed home. Located in one of Calgary's most historic and desirable city-centre neighbourhoods, this home offers quick access to downtown, vibrant 17th Avenue, the LRT, Shaganappi Golf Course, off-leash dog parks, playgrounds, and scenic walking paths. With its blend of city access and quiet residential charm, this home is crafted for elevated family living, where life is easy, space is generous, and your Scarborough/Sunalta West story begins.

Built in 2009

### **Essential Information**

MLS® #	A2224800
Price	\$2,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,344
Acres	0.15
Year Built	2009

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1441 23 Street Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1H5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Bookcases, French Door, Recessed Lighting, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Other, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Secluded, Views, Fruit Trees/Shrub(s), Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 30th, 2025

Days on Market            85

Zoning                        R-CG

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

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