

# \$950,000 - 715 23 Avenue Se, Calgary

MLS® #A2255532

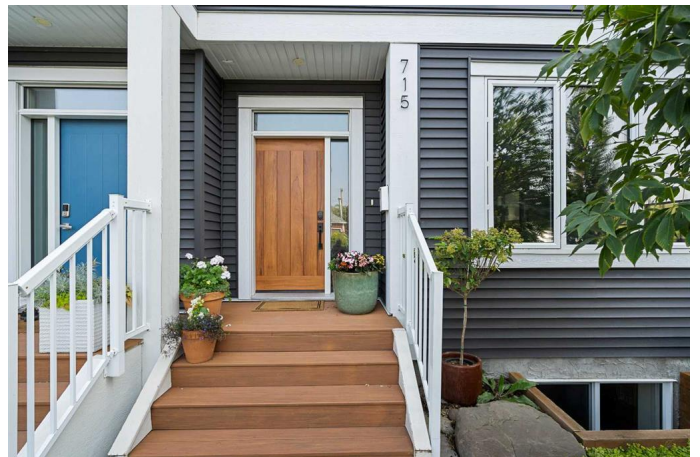
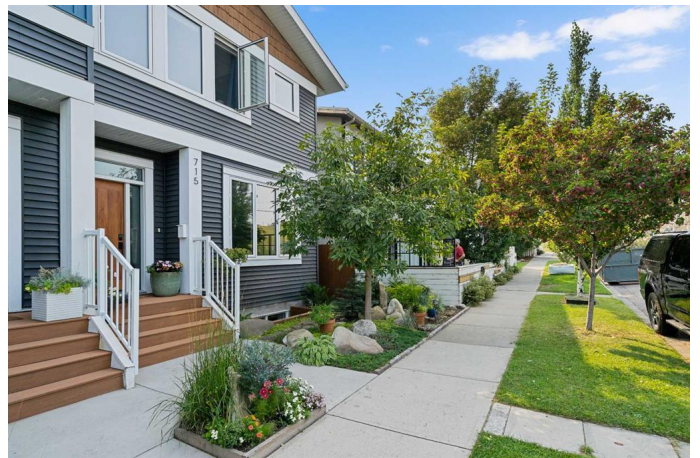
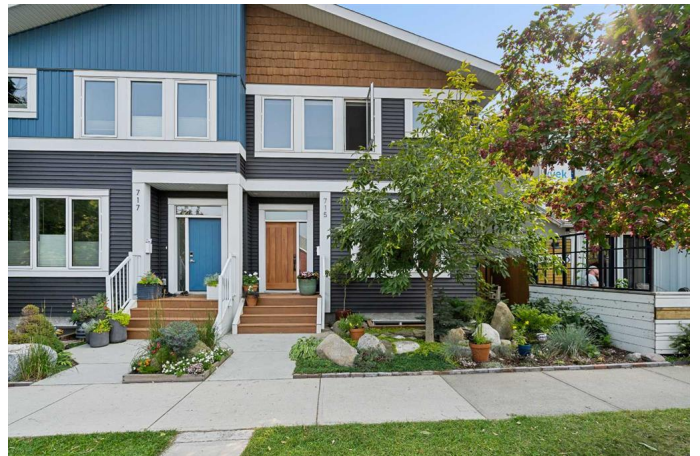
**\$950,000**

4 Bedroom, 4.00 Bathroom, 1,617 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Welcome to the vibrant inner-city community of Ramsay, where historic charm meets modern living. This stunning 2-storey duplex home offers 4 bedrooms, 3.5 bathrooms, and an open-concept main floor that's ideal for families or professionals who love to entertain. Featuring 9' ceilings on the main and basement levels, vaulted ceilings upstairs, and a striking curved open-riser staircase with a remote skylight, the home is filled with natural light and a sense of spacious elegance. The chef's kitchen is highlighted by quartz countertops, custom cabinetry, wide luxury vinyl plank flooring, and a functional mudroom connecting to the double detached garage. Upstairs you'll find 3 bedrooms, including a beautiful primary suite with ensuite and walk-in closet, plus convenient upstairs laundry. The fully finished basement includes a generous rec space, a 4th bedroom, 3-pc bath, and a private alcove perfect for hobbies or crafts. Outside, the south-facing yard is a private retreat with a composite deck, pergola, gas BBQ hookup, and mature fruit trees. Additional highlights include radiant heating throughout the entire home and garage, a central vacuum system, instant hot water, a high-efficiency boiler, an insulated concrete form foundation, and excellent soundproofing. Just steps from Ramsay School, Rosso Coffee, Crossroads Market, and the Ramsay Rink—with quick access to transit, Eglinton Station, and a 10-minute commute downtown—this home blends style, comfort,



and unbeatable convenience.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255532               |
| Price          | \$950,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,617                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 715 23 Avenue Se |
| Subdivision | Ramsay           |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2G 1N7          |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                      |
| Heating           | Boiler, In Floor, Natural Gas                                                                                                                                                                            |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                                                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Vinyl Siding                                                                                                            |
| Foundation        | Poured Concrete                                                                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 8                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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