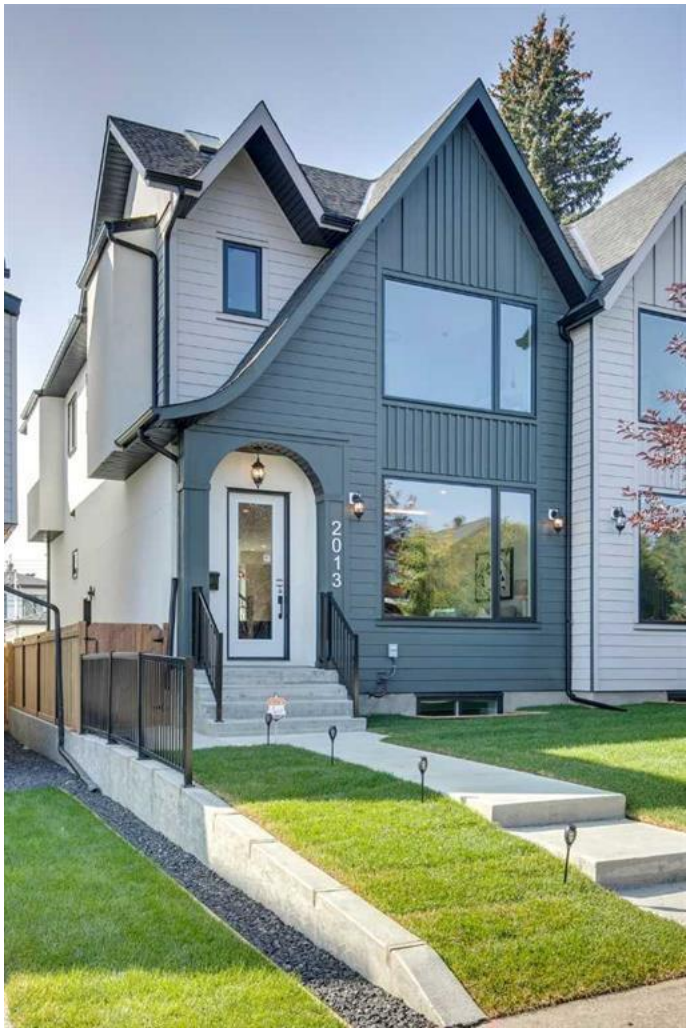
$1,175,000 - 2013 23 Avenue Nw, Calgary

MLS® #A2255515

$1,175,000
5 Bedroom, 4.00 Bathroom, 1,968 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta



*** SEE THE VIRTUAL TOUR *** Welcome to this stunning brand-new side-by-side duplex located in the desirable community of Banff Trail. With its stylish mixture of Stucco and Hardie board exterior , a concrete walkway leading to the house, along with concrete stairs at both the front and back, a spacious concrete patio in the backyard and composite WPC fence between the two houses. Step inside to find a welcoming foyer that opens into a large living area, where a two-sided see-through fireplace elegantly separates the living room from the dining area. The modern kitchen is equipped with sleek cabinetry, stainless steel Bosch appliances, and a luxurious granite leather island and countertops. The main floor also includes a beautiful powder room and a convenient mudroom leading to the backyard. Upstairs, you'll discover a generously sized master bedroom complete with a walk-in closet and a stunning modern ensuite bathroom featuring a double vanity, standalone tub, tiled floors, quartz countertops, and a beautifully tiled shower. Additionally, the second floor hosts two other spacious bedrooms and a cozy loft, perfect for an office space. The laundry room is conveniently located upstairs, alongside the main bathroom, which also boasts a double vanity, tiled floors, and quartz countertops. Hardwood flooring graces the main floor and the hallways of the second floor, including the master bedroom. The basement features a separate entrance leading to a legal suite with

two bedrooms, a separate furnace, and LVP flooring throughout. This suite includes a full kitchen with quartz countertops and stainless steel appliances, as well as a complete laundry setup, making it an ideal income generator while you enjoy luxurious living upstairs. Additional highlights include a double detached garage, 10-foot ceilings on the main floor and 9-foot ceilings on the second floor and basement, two furnaces, a 75-gallon hot water tank, rough-ins for AC and central vacuum, and soundproof insulation and a soundbar in the party wall.

Built in 2025

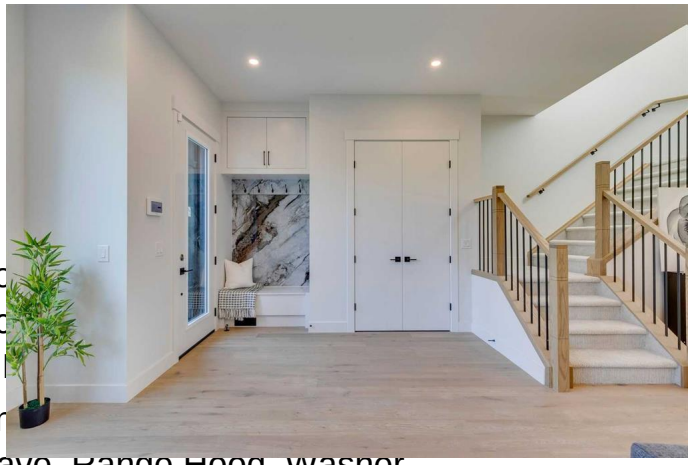
Essential Information

MLS® #	A2255515
Price	$1,175,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,968
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2013 23 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1W2

Amenities



Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Clo Counters, High Ceilings, Kitc Home, Open Floorplan, Wet
Appliances	Built-In Gas Range, Built-In Dryer, Gas Cooktop, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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.