

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

MLS® #A2210370

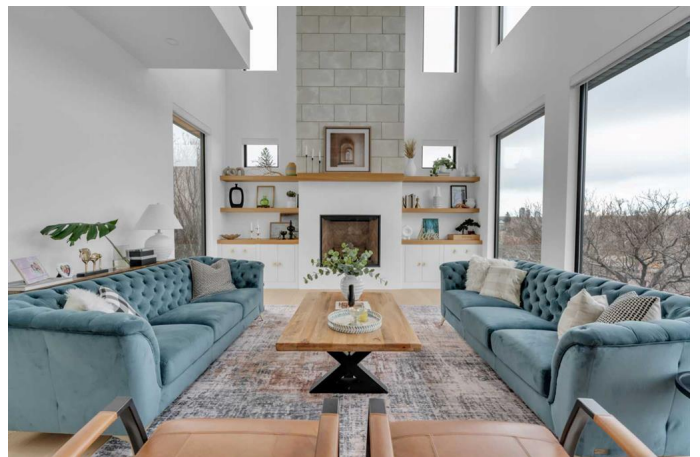
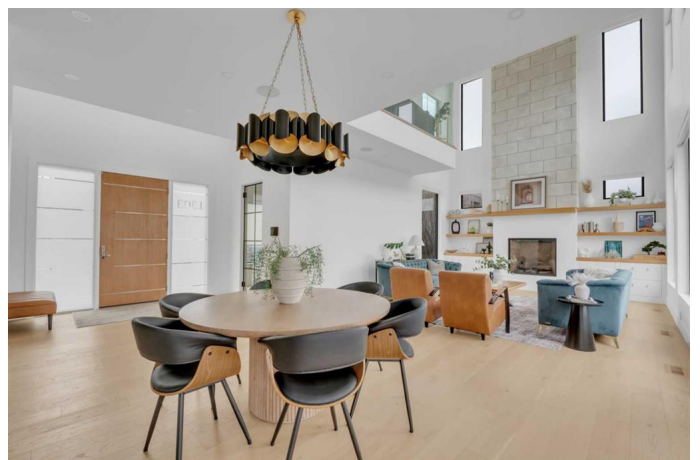
**\$3,250,000**

4 Bedroom, 6.00 Bathroom, 3,862 sqft  
Residential on 0.14 Acres

Hounsfeld 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	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2P4

### **Amenities**

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

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Natural Woodwork, Recreation Facilities
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Tankless Water Heater, Water Purifier, Water Softener, Window Coverings, ENERGY STAR Qualified Appliances, Instant Hot Water, Washer/Dryer Stacked
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, Environmental Reserve, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Underground Sprinklers, Yard Lights
Roof	Flat Torch Membrane
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

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

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.