



**2313 23 Avenue SW, Calgary, Alberta - \$1,319,000**



Main Photo

## Property Description

**\*\* OPEN HOUSE: Friday, September 19th 1-3pm \*\*** Experience thoughtful design and modern comfort in this beautifully built three-storey duplex located in the heart of Richmond. This home offers exceptional versatility with a fully finished legal basement suite, featuring two bedrooms, a full bathroom, in-suite laundry, and a separate entrance—ideal for guests, rental income, or multigenerational living.

On the main floor, enjoy a bright, open layout with a front dining area, a gourmet kitchen outfitted with eye-catching gold hardware, and a cozy living room centered around a gas fireplace with warm tile surround. Thoughtful built-in shelving adds both style and function throughout, perfect for displaying decor and staying organized. A 2-piece powder room connects to a practical mudroom, while the large backyard leads to a detached double garage.

The second floor features two spacious bedrooms, each with its own ensuite, plus a dedicated laundry room and a glass-enclosed flex space or home office that adds versatility and style.

On the top floor, escape to your private retreat-a stunning loft-style level complete with a wet bar, lounge area, walk-in closet, and access to a sunny rooftop balcony. Unique lighting throughout the home adds just the right amount of personality and polish.

This home blends warmth and sophistication, offering a modern, functional layout perfect for everyday living and entertaining.

## REALTOR Referral

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*Courtesy Of: eXp Realty*



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