



715 23 Avenue SE, Calgary, Alberta - \$950,000




Main Photo

Property Description

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, Erlton Station, and a 10-minute commute downtown—this home blends style, comfort, and unbeatable convenience.

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