

97 23 Street NW
Calgary, Alberta

MLS # A2208645

\$840,000

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,750 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Brand-New, NO CONDO FEE Row House in Prime location of Westmount, Calgary. Discover modern urban living in this brand-new, no condo fee row house, perfectly positioned in Westmount—just steps from Kensington’s lively shops and cafés, the Bow River, and scenic pathways. Situated on the corner of 23 Street and Kensington Road, this home offers unmatched convenience with quick access to downtown, Memorial Drive, and Crowchild Trail. Spanning 1,749 sq. ft., this east-facing home is bathed in natural light all day. The entry level features a versatile flex room with direct access to the backyard and patio, ideal for a home office or additional living space. Upstairs, the open-concept second floor boasts a spacious dining area leading to a private balcony, a gourmet kitchen with quartz countertops, a gas stove, built-in microwave, French door refrigerator, and a stunning living room with an electric fireplace and media wall. The top floor is designed for comfort, featuring a luxurious primary suite with an upgraded 3-piece ensuite, standing shower, and walk-in closet. Two additional well-sized bedrooms, a 4-piece main bathroom, and a convenient top-floor laundry complete the space. Thoughtfully designed with high-end finishes, this home showcases luxury vinyl plank flooring, elegant feature walls, premium tiles, upgraded carpet, and a designer backsplash. The single attached garage adds to the convenience. Located in one of Calgary’s most sought-after neighborhoods, this home offers exceptional value. Move in just in time for summer! Book your private showing today.