

\$949,000 - 5213 23 Avenue Nw, Calgary

MLS® #A2266128

\$949,000

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

UNIQUE & MODERN FAMILY HOME WITH MAGNIFICENT VIEWS LOCATED ON ONE OF THE MOST DESIRED STREETS, FACING PARK, CLOSE TO MARKET MALL, UNIVERSITY OF CALGARY, FOOTHILLS AND CHILDREN'S HOSPITALS, RIVER, HIGHWAY 1 AND MUCH MORE!

The 2-Storey WALKOUT design offers ecstatic views from every level, making you feel like you're on top of the world. One of the most exciting features of this home is the underground BREEZEWAY that connects the REAR DETACHED GARAGE directly to the home. This means no trudging through the snow with your groceries and no shovelling to clear a path. The breezeway also offers incredible storage, with a very practical mudroom. Upon entering the home, you will be greeted by an open design main floor with a huge island perfect for entertaining, with stunning views from the massive window across the back. 9-foot ceilings on all levels, glass railing, and a featured fireplace surround that is a piece of art set this home far apart. The large deck off the living area comes with a pergola and heater that create a space for sunset views, relaxing, and cocktails! Upstairs is the Master with its own private deck. The en-suite has his and her vanities along with a custom shower and a stand-alone tub next to a big west-facing window. There also is a spacious walk-in closet. Also upstairs is the laundry with built-in cabinets and two other bedrooms and a 4-piece bathroom. The



walkout basement leads to a spacious patio with no-maintenance synthetic grass perfect for hanging out. There also is a large recreation area on the lower level with built-ins and a bar, an additional bedroom along with a 3-piece bathroom. This is a must-see home. Book your showing today!

Built in 2018

Essential Information

MLS® #	A2266128
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,956
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	5213 23 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Z9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Washer, Gas Cooktop
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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