

# \$1,095,000 - 4827 23 Avenue Nw, Calgary

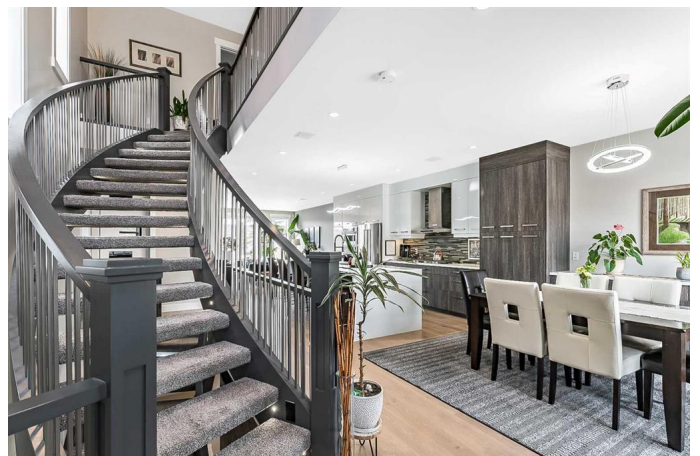
MLS® #A2205875

**\$1,095,000**

4 Bedroom, 4.00 Bathroom, 1,806 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Exquisite Luxury Duplex with Stunning Views & Location! Nestled in the walkable community of Montgomery, this captivating luxury duplex offers an extraordinary lifestyle opportunity. Situated on a tranquil street surrounded by modern infill homes, this exceptional residence combines sophisticated design with practical luxury. The property boasts an impressive open concept floor plan enhanced by high flat ceilings that create an airy, expansive atmosphere throughout. Gleaming engineered hardwood floors guide you through the main level, where a stunning custom open riser staircase serves as both functional passage and architectural statement. The heart of the home features a gourmet kitchen appointed with quartz countertops, a generous island, and premium stainless-steel appliances including a sophisticated five-burner gas cooktop. The magnificent living room showcases a gas-burning fireplace and patio doors opening to a sun-drenched south-facing terrace with breathtaking views. For entertainment convenience, the motorized window coverings and retractable awning provide effortless comfort with remote control operation. Ascend to the upper level to discover three generously proportioned bedrooms, including a primary bedroom with elegant barn door detailing. The spa-inspired five-piece ensuite bathroom exemplifies luxury with understated sophistication and under-mount lighting. The walkout basement represents perhaps the home's most



distinctive feature, offering seamless indoor-outdoor living and abundant natural light. This versatile space includes a custom bar with specialized shelving system and a bathroom enhanced with heated floors for ultimate comfort. Additional refined touches include touchless kitchen faucet technology, central air conditioning, integrated storage solutions, and comprehensive security features. The property enjoys privileged proximity to educational institutions, transportation, shopping conveniences, and the scenic parksâ€”all while maintaining serene privacy with picturesque mountain and valley vistas!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2205875               |
| Price          | \$1,095,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,806                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4827 23 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0Z6           |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Attached, Insulated, Rear Drive |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | Central, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Lighting  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Sloped Down, Views, Yard Lights |
| Roof              | Membrane   |
| Construction      | Concrete, Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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