

# \$1,850,000 - 1603 23 Street Nw, Calgary

MLS® #A2264318

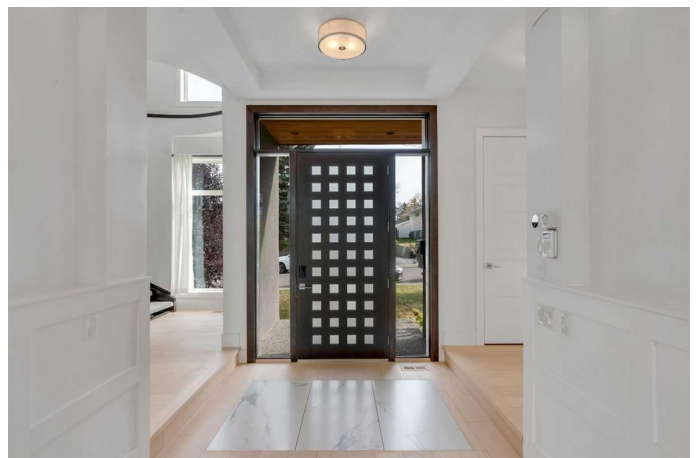
**\$1,850,000**

4 Bedroom, 5.00 Bathroom, 3,147 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Recently renovated to achieve the perfect harmony of sophistication, light & function, this luxurious inner-city residence offers over 4,800 sq. ft. of refined living space backing west amid treetop outlooks & glowing sunset skies. A dramatic entry sets the tone with wide plank hardwood & a marble inlay, leading to soaring ceilings framed by custom millwork, exposed beams & black-clad windows that capture every nuance of daylight. French doors open to a private office detailed with built-ins, creating an ideal work-from-home sanctuary. The heart of the home is an exquisite designer kitchen that balances modern minimalism with warmth, showcasing pristine white cabinetry contrasted by rich wood accents, a waterfall-edge granite island & professional-grade Wolf appliances including a 6-burner gas range, steam oven & built-in espresso system. A curved wet bar & walk-through butler's pantry enhance the home's entertaining flow. Beyond, the dining room's double-height ceiling, sculptural chandelier & wall of glass doors invite connection between indoors & out, while an automated awning provides shade over the upper deck for sunset dinners. The adjoining living room blends quiet luxury with comfort around a sleek linear fireplace wrapped in full-height marble, its ambiance carried by soft recessed lighting & serene west views. Ascend the glamorous curved staircase illuminated by a cascading crystal chandelier to the upper level. French doors lead to a sumptuous



primary retreat where a private balcony, spa-inspired ensuite with steam shower & soaker tub, and a custom dressing room create a boutique-hotel experience. 2 additional bedrooms, each with its own ensuite, complete this level. The fully finished walkout lower level continues the home’s refined aesthetic, offering a seamless blend of comfort & sophistication. Heated epoxy floors provide quiet warmth underfoot, while a sleek wet bar invites easy entertaining & relaxed evenings with friends. The spacious recreation area is ideal for movie nights or game-day gatherings, complemented by a well-appointed fourth bedroom & a stylish full bath for guests. A versatile den adds flexibility for a gym, yoga studio or private theatre, & dual stairwells connect this level effortlessly to the rest of the home for exceptional flow. Outside, the fenced west yard offers ample green space for relaxation or play, with a detached double garage featuring its own electrical panel, drive-through door & additional RV parking. Thoughtful upgrades include remote blinds, smart thermostats, tankless water heating, central air conditioning, in-floor boiler heat, sump pump & central vacuum. Perfectly positioned within Hounsfield Heights/Briar Hill, this exceptional property offers unmatched access to parks, top schools, SAIT, Kensington, the Bow River pathway system, North Hill Centre, hospitals, downtown & the mountains beyond—all wrapped in elevated design & timeless luxury!

Built in 2014

**Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2264318    |
| Price     | \$1,850,000 |
| Bedrooms  | 4           |
| Bathrooms | 5.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,147       |
| Acres          | 0.14        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1603 23 Street Nw             |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2M 2P6                       |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                             |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Oversized, Drive Through, RV Access/Parking |
| # of Garages   | 2                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Beamed Ceilings, Closet Organizers, French Door, Sump Pump(s), Tankless Hot Water, Wet Bar |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings, Bar Fridge, Built-In Gas Range, Tankless Water Heater                                                                                                             |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas, Boiler, Humidity Control, Zoned                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                          |

Basement                      Full

**Exterior**

Exterior Features      Private Yard, BBQ gas line  
Lot Description        Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot  
Roof                      Flat Torch Membrane  
Construction          Stone, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 14th, 2025  
Days on Market        28  
Zoning                    R-CG

**Listing Details**

Listing Office            RE/MAX First

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