

# \$840,000 - 97 23 Street NW, Calgary

MLS® #A2208645

**\$840,000**

3 Bedroom, 3.00 Bathroom, 1,750 sqft  
Residential on 0.02 Acres

West Hillhurst, Calgary, Alberta

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.

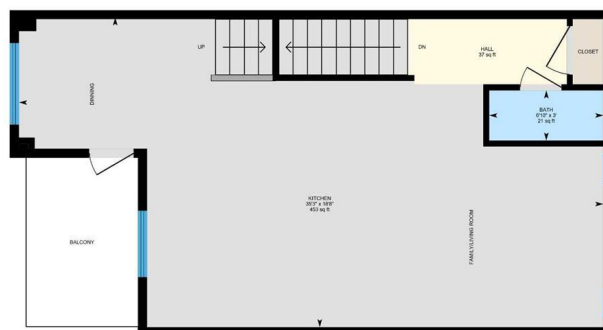
Upstairs, the open-concept second floor boasts a spacious dining area leading to a private balcony, a gourmet kitchen with quartz countertops, a gas stove, built-in microwave, French door refrigerator, and a stunning living room with an electric fireplace and media wall. The top floor is designed for 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.



97 23 St NW, Calgary, AB

Main Floor Exterior Area 630.42 sq ft  
Interior Area 570.87 sq ft

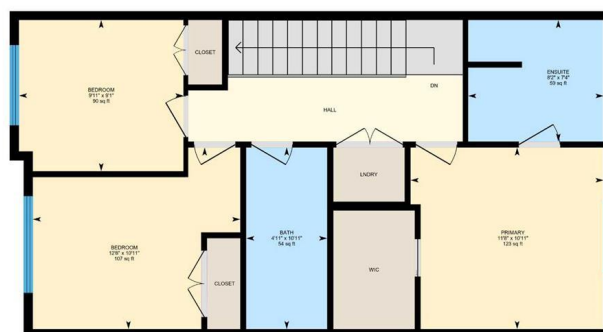


PREPARED: 20250328

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

97 23 St NW, Calgary, AB

Upper Floor Exterior Area 705.72 sq ft  
Interior Area 649.15 sq ft



PREPARED: 20250328

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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.

Built in 2025

### Essential Information

MLS® #	A2208645
Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	97 23 Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3N8

### Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX First
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