

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

MLS® #A2264318

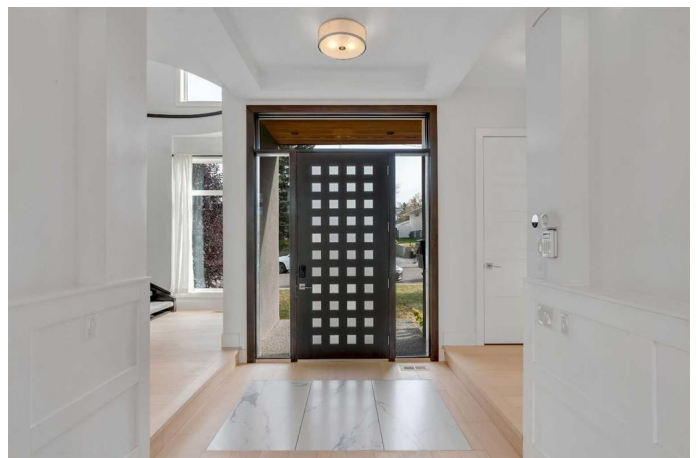
\$1,850,000

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 16
Zoning R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.