

\$2,650,000 - 3423 23 Street Nw, Calgary

MLS® #A2266600

\$2,650,000

4 Bedroom, 3.00 Bathroom, 2,352 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to 3423 23 Street NW, a mid century modern luxury residence, located in the highly desirable community of Charleswood. This newly built home offers over 3,400 sq. ft. of thoughtfully designed living space, showcasing an impressive blend of architectural sophistication, premium natural materials and state-of-the-art smart home features. The exterior makes an immediate statement with real brick, NewTech wood composite cladding, timber soffits and smooth stucco, creating a refined and low-maintenance façade that complements the mature, tree-lined street. Step inside to a foyer featuring white oak wall paneling and Limestone Bluestone pavers, setting the tone for the elegance carried throughout the home. The main level centers around a stunning chef-inspired kitchen equipped with a 48" Fulgor range, hoodfan & dishwasher, 36" Thermador fridge, all top of the line appliances. The perimeter counters are Temptation Quartzite w/leather finish, the island countertop - absolute Black granite w/brushed finish create a dramatic focal point, while custom white oak and painted cabinetry offer generous storage. The adjacent living and dining areas provide a seamless open-concept layout, highlighted by a gas fireplace with a Concrete Quartz surround, custom steel detailing, white oak millwork and expansive row of patio doors & windows that bathe the space in natural light. The upper level is anchored by an exceptional primary suite designed as a true retreat. The



ensuite features striking “Fusion Wow” Quartzite, micro cement walls and ceilings in the shower, Riobel fixtures, a rain shower, freestanding tub and heated porcelain floors. A home office is adjacent to the primary bedroom. Two additional spacious bedrooms share a stylish Jack and Jill bathroom with Concrete Quartz finishes and glazed porcelain tile. A beautifully designed laundry room with LG large-capacity appliances, stone counters and built-in drainage adds convenience and functionality.

The fully developed lower level offers a versatile media & recreation area with custom oak paneling, a fourth bathroom with heated floors and ample storage. This space is ideal for family living or entertaining guests. Comfort and convenience are elevated with integrated smart home technology, including Lutron lighting control, SONOS built-in speakers across five zones, HIK vision exterior security cameras, Wi-Fi controlled heated floors and a zoned furnace and central air conditioning system for year-round climate control.

A heated double garage with hydronic in-floor heating and EV charging r-in provides both practicality and modern convenience. Every element of this home reflects careful craftsmanship, timeless design and luxurious functionality. Located on a quiet street just moments from parks, schools, the University of Calgary and urban amenities, this extraordinary residence delivers the perfect combination of elegance, innovation and everyday comfort in one of Calgary’s most sought-after neighbourhoods.

Built in 2025

Essential Information

MLS® #	A2266600
Price	\$2,650,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,352
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

Community Information

Address	3423 23 Street Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Oven
Heating	High Efficiency, Forced Air, Natural Gas, See Remarks
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Metal
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.