

633 23 Avenue NE

- Select walnut floors, finished in-house.
- Double layer 3/4 " Fir select T&G plywood glued and screwed under hardwood floors.
- Under floor heating in bathrooms, laundry, and basement addition.
- LifeBreath HRV Air Exchanger.
- Honeywell HM750 whole home steam humidifier.
- Advanced Hydronic heating system with 4 zones.
- Weil Mclean boiler.
- Buderus indirect fired hot water tank.
- Vacuflo central vacuum system with retractable hose on upper floor and companion Vroom Hose System in kitchen and laundry room.
- Whole home water filtration on all drinking water taps.
- Telus fiber and Shaw cable installed. Cat5 network outlets in main-level bedrooms and lower-level theatre room.
- Custom 10'6" barrel vault ceiling and domed curvature in entrance hallway.
- Recessed lighting throughout complimented by several designer fixtures.
- Miele & Liebherr kitchen appliances, 51 bottle wine fridge.
- Large custom designed curved island.
- 42" Montigo see through contemporary fireplace between living room and dining room.
- Custom milled casings and trim.
- Solid core interior doors.
- Custom Mahogany front door with etched privacy glass.
- Bain Ultra hydro-therapy master spa tub.
- Steam shower.
- Fully equipped laundry room with LG front loaders, soaker sink, and second fridge/freezer.
- 3 full bathrooms.
- Roughed in music system throughout main floor and rear deck.
- Lower level is completely finished with laundry room, bathroom, bedroom and two large flex rooms.
- R60 batt insulation in roof and R20 elsewhere.
- Hand crafted copper and batu eyebrow dormer.
- Custom batu fence, decking and mahogany, soffit, fascia and trim.
- 6ft tongue and groove privacy fence.
- Hand crafted copper eaves trough, downspouts and valleys.
- Solar powered roof vents.
- Custom tinted double-sealed stucco.
- European style paving stones on driveway, walks and patio.
- Low maintenance landscaping with architectural rock, mulch, and underground sprinkler system.
- Gas hookup near rear deck and roughed-in speaker wires to deck area.

House Details

3 + 1 beds, 3 baths, 1884 sq.ft. Municipal Taxes: \$6745

Living Room: 5.74m x 5.36m (18.8ft. x 17.6ft.)

Dining Room: 3.04m x 5.33m (10.0ft. x 17.5ft.)

Kitchen: 4.84m x 4.24m (15.9ft. x 13.9ft.)

Master Bedroom: 5.89m x 3.73m (19.3ft. x 12.2ft.)

Bedroom 2: 4.14m x 3.22m (13.6ft. x 10.6ft.)

Bedroom 3: 3.15m x 3.25m (10.3ft. x 10.7ft.)

Lower Level

Games Room: 5.36m x 10.67m (17.6ft. x 35.0ft.)

Family Room: 6.68m x 8.41m (21.9ft. x 27.6ft.)

Bedroom 4: 4.98m x 3.22m (16.3ft. x 10.6ft.)

2 Car Heated Garage:

6.58m x 5.97m (21.6ft. x 19.6ft.) – Inside dimensions

- Heated double garage with 15mil polyaspartic flooring and stemwall.
- 5" concrete garage pad: 18" deep along 2ft wide perimeter.
- Stand-up secondary freezer in garage included.
- Insulated and Drywalled
- Reznor NG Garage Heater

House History

- 1954: Original house constructed.
- 2005: Broke ground for addition on South side of house.
- 2007: New roof on house.
- 2009: Electrical-new service from power pole in alley to garage(underground) passed inspection 2009. Electrical new service from garage to house(underground; point of entry under back step) passed rough-in inspection 2011, final inspection passed in 2014.
- 100amp service in garage, 100amp service in house with additional 40amp subpanel.
- 2010: Plumbing- all new ABS plumbing throughout house to point of exit @ S.E. corner of existing basement.
- 2010: Water supply-all new copper from point of entry @ S.E. corner of existing basement up to and including the distribution manifold. Pex supply lines from manifold to individual outlets.
- 2011: New roof on garage.

Utilities - Average Monthly Cost (Jan-Sept 2025)

Enmax: Electricity - \$192 , Natural Gas - \$122

City of Calgary: Water/Waste/Recycling - \$143