

**1708 23 Street SW**  
**Calgary, Alberta**
**MLS # A2227670**

**\$3,199,900**

<b>Division:</b>	Scarboro/Sunalta West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,595 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	n/a		

Introducing 1708 23 Street SW, another stunning brand-new custom residence by Thelo Homes that sets a new standard for luxury living in Calgary's desirable Scarboro. With over 5,300 square feet of impeccably designed and fully developed space, this architectural masterpiece blends timeless elegance with modern functionality—crafted for discerning buyers who value design, quality, and lifestyle. Designed by the renowned Andison Residential Design and professionally styled by Martine Ast Interiors, every inch of this home exudes thoughtful sophistication. From its striking curb appeal to its refined interior finishes, this residence delivers a cohesive and elevated living experience throughout. The main floor welcomes you with 10-foot ceilings, abundant natural light, and a seamless open-concept layout that's perfect for both everyday living and upscale entertaining. At the heart of the home lies the gourmet kitchen, a true showpiece with custom cabinetry, luxurious quartz counters, a Wolf 6-burner gas range, Wolf built-in speed oven, and an expansive butler's pantry with additional prep space and storage. Adjacent to the kitchen is a generous dining area and a spacious living room with gas fireplace, all flowing effortlessly out to the landscaped backyard. A thoughtfully designed mudroom leads to the oversized attached double garage, which includes a portion of increased ceiling height—ideal for a golf simulator setup or additional custom storage. Upstairs, you'll find a beautifully appointed bonus room with vaulted ceilings, creating an airy and bright retreat perfect for a media lounge, additional office, or kids' hangout. The primary suite is truly a sanctuary, featuring stunning downtown skyline views, a spa-inspired ensuite with a freestanding soaker tub, glass-enclosed steam shower with bench, dual vanities, and a

massive walk-in closet with custom millwork. Two additional bedrooms each feature their own private ensuite and walk-in closets, ensuring ultimate comfort and privacy for family or guests. This home is loaded with premium features including wide-plank hardwood flooring, designer lighting, premium hardware, and superior craftsmanship from top to bottom. The lower level is fully developed and ready to accommodate a gym, theatre room, lounge, rec room, or whatever your lifestyle demands. There are also 2 additional bedrooms and a full bathroom on the lower level for ample layout flexibility. Located on a beautiful quiet street just minutes to downtown, top-rated schools, parks, and amenities, 1708 23 Street SW offers the rare combination of new construction luxury and established inner-city location. This is more than just a home—it's a statement of quality, style, and thoughtful living. Don't miss this opportunity to own one of the most impressive new builds in Calgary.