

# \$1,149,500 - 432 23 Avenue Nw, Calgary

MLS® #A2245496

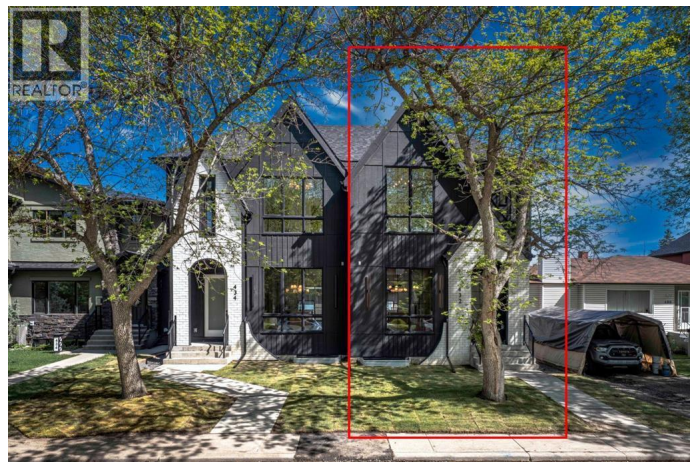
**\$1,149,500**

6 Bedroom, 4.00 Bathroom, 1,957 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Brand New 6-Bedroom Home with Legal Basement Suite in Mount Pleasant! Welcome to this stunning brand-new semi-detached infill offering over 3,100 sq ft of luxurious living space, including a legal 3-bedroom basement suite with a separate entranceâ€”perfect for extended family or rental income! Located on a quiet street in the sought-after Mount Pleasant neighborhood with a north-facing backyard, this beautifully designed home features a total of 6 bedrooms and 4 bathrooms, along with a double detached garage. The main floor showcases a bright and open layout with 10 ft ceilings and abundant natural light. Enjoy upscale finishes throughout, including custom cabinetry, quartz countertops, a built-in pantry, and a spacious central island with stainless steel appliances. The inviting dining area flows effortlessly into the cozy living room, complete with a gas fireplace and large patio doors. A well-appointed mudroom with tile flooring and a full-wall built-in bench, plus a stylish powder room, complete the main floor. Upstairs, the primary suite is a true retreat, featuring a vaulted ceiling, large walk-in closet with built-in shelving, and a spa-inspired 5-piece ensuite with heated floors, free-standing tub, and a tiled steam shower with a built-in bench. Two additional spacious bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level. The legal basement suite boasts 3 bedrooms, a full kitchen, bathroom, and private entranceâ€”ideal for generating rental income or accommodating



multi-generational living. Just steps from Confederation Park, and within walking distance to St. Joseph Elementary & Junior High School and École de la Rose Sauvage, this home offers quick access to downtown via Centre, 4th, and Centre Street. Don't miss this exceptional opportunity to own a versatile and beautifully finished home in a prime inner-city location. Contact us today to book your private showing (id:6289)

Built in 2025

**Essential Information**

Listing #	A2245496
Price	\$1,149,500
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	1,957
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	432 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M1S4

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Stove, Dryer, Microwave, Oven - Built-In, Garage door opener, Washer/Dryer Stack-Up
Heating	Other, Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

## Exterior

Exterior	Brick, Concrete
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

## Listing Details

Listing Office Century 21 Bravo Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 8:32am PDT