

\$856,000 - 462 23 Avenue Nw, Calgary

MLS® #A2260135

\$856,000

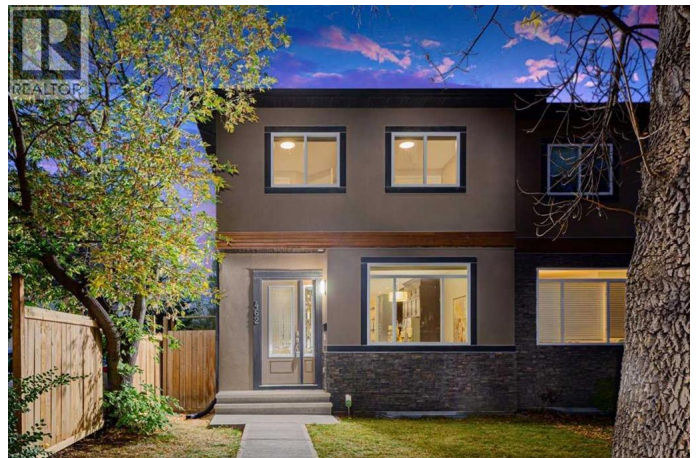
4 Bedroom, 4.00 Bathroom, 1,942 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Open House This Sunday October 12th, 1-4 PM! -Don't miss this beautifully renovated 4-bedroom, 4-bath duplex located in the heart of sought after community - Mount Pleasant. Thoughtfully designed with a perfect blend of contemporary style and traditional warmth, this home is ideal for professionals seeking a quick commute to downtown, or families who'll appreciate the close proximity to schools, top rated restaurants, and Confederation park. As you enter, the main floor features soaring ceilings and an open concept layout that creates a bright, airy flow throughout. Anchoring the living space is a striking floor to ceiling stone fireplace, offering both comfort and elegance. The gourmet kitchen features a large island perfect for entertaining and everyday living. Upstairs, the primary suite offers a luxurious retreat with a spa-inspired 5-piece ensuite, while two additional bedrooms and a full bath anchor the master to complete the upper floor. The fully developed lower level is bright, spacious and also has a fourth bedroom and an additional full bathroom - perfect for guests or extended family. This turnkey home combines modern functionality, timeless design, and quality craftsmanship. Set in one of Calgary's most desirable inner-city neighbourhoods, it offers the perfect balance of comfort, convenience, and style. (id:6289)

Built in 2013



Essential Information

| | |
|----------------|---------------|
| Listing # | A2260135 |
| Price | \$856,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Half Baths | 1 |
| Square Footage | 1,942 |
| Acres | 0.07 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|------------------|
| Address | 462 23 Avenue Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| Province | Alberta |
| Postal Code | T2M1S4 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Schools, Shopping |
| Features | Other, Back lane, Closet Organizers, No Smoking Home, Gas BBQ Hookup |
| Parking Spaces | 3 |
| Parking | Detached Garage, Other |
| # of Garages | 2 |

Interior

| | |
|-----------------|---|
| Appliances | Refrigerator, Range - Gas, Dishwasher, Microwave, Oven - Built-In, Window Coverings, Garage door opener, Washer & Dryer |
| Heating | Other, Forced air |
| Cooling | Central air conditioning |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 2 |
| Has Basement | Yes |

Exterior

| | |
|----------|-------------------------|
| Exterior | Concrete, Stone, Stucco |
|----------|-------------------------|

| | |
|--------------|-----------------------------|
| Construction | Poured concrete, Wood frame |
| Foundation | Poured Concrete |

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 14th, 2025 at 5:16am PDT