

\$1,149,500 - 434 23 Avenue Nw, Calgary

MLS® #A2263485

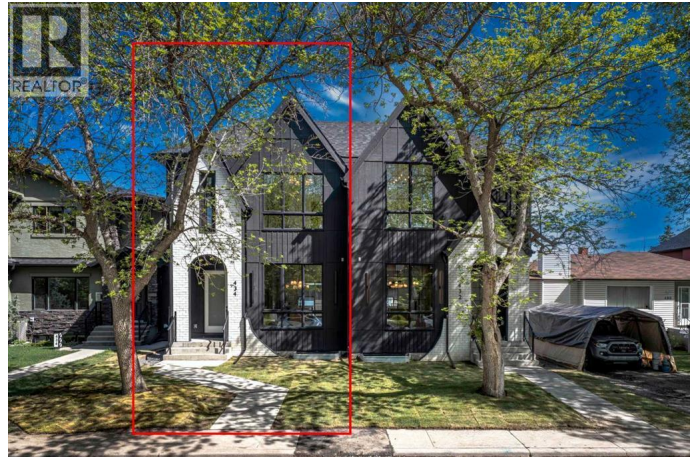
\$1,149,500

6 Bedroom, 4.00 Bathroom, 1,808 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Discover inner city luxury in this brand new 6 bedroom masterpiece with a fully legal 3-bedroom basement suite in the heart of the community of Mount Pleasant NW! Offering over 2,800 sq. ft. of beautifully developed living space, this home combines bold design, top-tier finishes, and everyday functionality. The main level features upgraded 10 ft ceilings, oversized windows, and an open-concept layout combined with patio doors leading to the outdoor deck, perfect for entertaining. The designer kitchen features quartz counters, custom cabinetry, a massive island, built-in pantry, and premium stainless-steel appliances. Relax in the elegant living room with a sleek gas fireplace or step out to your sunny private yard. Upstairs, the primary suite is a showstopper with a spa-inspired ensuite with heated floors and huge walk-in closet, accompanied by two more spacious bedrooms and laundry. The legal basement suite offers a separate entrance, 3 bedrooms, a full kitchen, bath, laundry and tons of storage—ideal for rental income or extended family. Complete with a double detached garage, this residence blends timeless elegance with exceptional convenience—offering effortless access to downtown via Centre Street and 4th Street. Perfectly located just steps from Confederation Park, within walking distance to excellent schools including St. Joseph Elementary & Junior High and École de la Rose Sauvage, and only minutes from The Winston Golf Club,



this coveted location truly captures the best of inner-city living. (id:6289)

Built in 2025

Essential Information

Listing #	A2263485
Price	\$1,149,500
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	1,808
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	434 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M1S4

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane, 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	Central air conditioning, 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
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