

# \$1,199,000 - 432 23 Avenue Nw, Calgary

MLS® #A2174564

**\$1,199,000**

6 Bedroom, 4.00 Bathroom, 1,838 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

**PRESALE OPPORTUNITY---** SECONDARY LEGAL basement suite with 3 Bedrooms. In total 6 bedrooms & 4 bathrooms & double garage. This brand-new SEMI-DETACHED INFILL around 3165 sq ft of living space in the peaceful Mount Pleasant neighborhood south backyard. Inside, the main floor is open and spacious, 10 ft ceiling with natural light shining through windows all day long across the welcoming front foyer w/ a built-in bench and a lovely dedicated dining area, Quartz countertops, custom cabinetry, built-in pantry makes everyday cooking easy and convenient. An oversized central island, stainless steel appliances, patio door, gas fireplace, elegant powder room, and the spacious mudroom w/ tile flooring and full-wall built-in bench w/ hooks completes the main floor level. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the En suite features a barn door entrance, heated floors, a free-standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full 4 Pc bathroom, a full laundry room. But that's not all! This property also features a 3 bedrooms LEGAL basement suite with rental income potential, providing endless possibilities. Live upstairs and rent out the basement to generate extra income or use it as a separate living space for guests or extended family. Families will appreciate the proximity to St Joseph Elementary Junior High School and Ecole de la Rose Sauvage,



making it an ideal fit for those with children. With an estimated completion date of Nov/Dec 2024, now is your chance to secure this exceptional home in the perfect location and make it your own. Just a quick 2-minute walk from Confederation Park, this home offers convenient access to downtown via Centre, 4th, and CENTER streets. Don't miss out on this unparalleled opportunity. Contact us today to learn more! \$15,000 credit for appliances.

Built in 2025

### Essential Information

MLS® #	A2174564
Price	\$1,199,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	432 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access

# of Garages 1

### **Interior**

Interior Features Built-in Features, No Smoking Home, High Ceilings, Kitchen Island, Vaulted Ceiling(s)

Appliances Dishwasher, Gas Cooktop, Microwave, Refrigerator, Dryer, Garage Control(s), Washer

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Brick

Foundation Poured Concrete

### **Additional Information**

Date Listed October 22nd, 2024

Days on Market 167

Zoning RC2

### **Listing Details**

Listing Office Century 21 Bravo Realty

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