

# \$789,000 - 739 23 Avenue Nw, Calgary

MLS® #A2233205

**\$789,000**

4 Bedroom, 4.00 Bathroom, 1,438 sqft  
Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday JULY 19th  
1-4pm\*\*\* Introducing a rare opportunity to own a BRAND NEW, architecturally refined 4-bedroom, 3.5-bathroom townhome, ideally located in the distinguished and highly sought-after community of Mount Pleasant.

Encompassing 1,438 square feet of thoughtfully designed living space, this residence blends modern sophistication with everyday comfort â€” a perfect fit for the cosmopolitan lifestyle. From the moment you step inside, youâ€™™ll be welcomed by a sense of quiet luxury. The main floor features soaring 9-foot ceilings, an abundance of natural light from expansive windows, and an open-concept layout designed for both seamless entertaining and cozy everyday moments.

The gourmet kitchen is a true highlight, appointed with sleek quartz countertops, premium stainless steel appliances, custom soft-close cabinetry, and a spacious center island that serves as both a functional workspace and a stylish gathering point.

Upstairs, the serene primary bedroom offers a spacious walk-in closet and a spa-inspired ensuite with timeless finishes and a tranquil atmosphere. Three additional bedrooms provide ample space for family, guests, or a dedicated home office, complemented by three and a half beautifully finished bathrooms



throughout the home.

Additional features include a PRIVATE PATIO ideal for enjoying quiet moments or summer evenings, a convenient upper-level laundry area, and an attached garage with driveway parking for added ease. Energy-efficient systems and premium construction standards ensure long-term sustainability and low-maintenance living, backed by a comprehensive new-home warranty for complete peace of mind.

Set within the vibrant yet serene Mount Pleasant community, this residence is just moments from top-rated schools, beautiful green spaces, boutique shops, charming caf  s, and convenient public transit â   with easy access to major routes and the downtown core. An exceptional offering for the discerning buyer seeking quality, comfort, and style. Don't miss your chance to view this property - book your private showing today!

Built in 2025

**Essential Information**

MLS�� #	A2233205
Price	\$789,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,438
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	739 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bar, Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	18
Zoning	R-CG

### **Listing Details**

Listing Office

eXp Realty

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