

\$1,150,000 - 818 23 Avenue Nw, Calgary

MLS® #A2122016

\$1,150,000

4 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.07 Acres

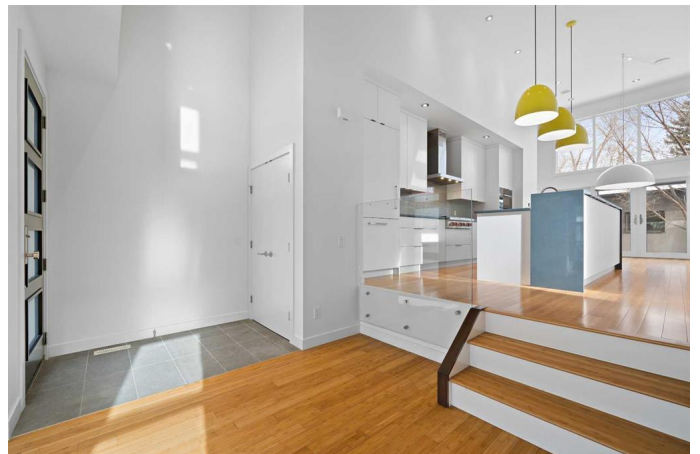
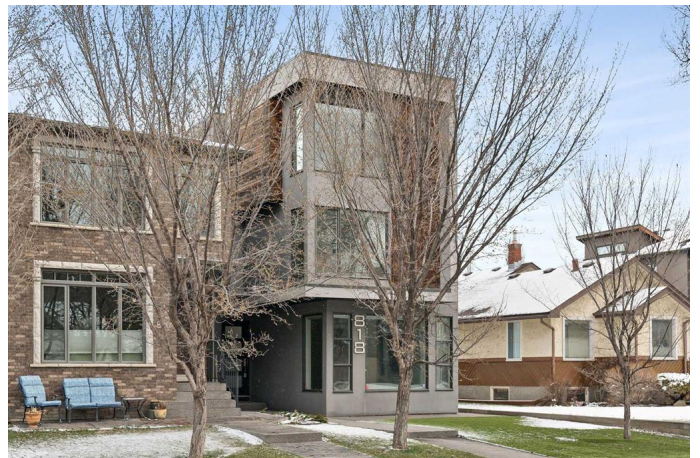
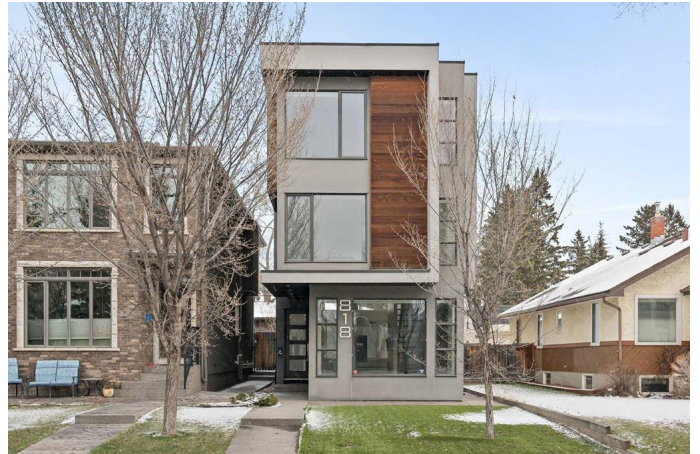
Mount Pleasant, Calgary, Alberta

Nestled in the vibrant heart of Mount Pleasant, this exceptional modern detached infill residence offers a distinctive living experience just moments from Confederation Park. Crafted by renowned architects, this striking three-story home boasts captivating design elements, including soaring 14-foot ceilings on the main floor, a unique split-level layout with open riser stairs, and expansive windows that flood the space with natural light.

This thoughtfully designed home spans 3276 square feet, with 2371 square feet above grade and a fully developed basement. Featuring three bedrooms plus a spacious office or 4th optional bedroom, along with three and a half bathrooms, this residence caters to both comfort and functionality. At the rear, a double garage provides convenient parking.

Upon entering, you're greeted by a spacious foyer leading to the living room, while just a few steps up, the open-concept kitchen awaits, complete with a stylish island and a 10-foot high wall-mounted pantry. The adjacent dining area boasts sliding patio doors that open onto the rear deck, perfect for alfresco dining.

Ascend one flight of open-riser stairs to the mezzanine level, where you'll find a generously sized office/4th bedroom with oversized windows, a laundry room, linen



closet, and a powder room. Another flight of stairs leads to the third floor, where the primary bedroom awaits with its luxurious ensuite featuring in-floor heating, a large bathtub, and a glass-enclosed shower. Two additional bedrooms and another full bath complete this level.

Recently renovated in 2022, this home showcases modern upgrades throughout, including bamboo hardwood flooring on the main level, oak engineered hardwood in the office and primary bedroom, and plush carpeting in the remaining bedrooms and basement. The kitchen boasts new white quartz countertops, cabinetry from Legacy Kitchens, and high-end Miele appliances.

Outside, the low-maintenance front and rear yards feature Perfect-Turf artificial grass, while a raised deck with a gas outlet for a BBQ offers the perfect spot for outdoor gatherings. Additional features include a fully insulated double detached garage, paved back lane, gas fireplace, Hunter-Douglas baffled window coverings, and energy-efficient LED pot lights. Wired for a home security system, cable, internet, and equipped with a central vacuum system, this residence offers modern convenience at every turn.

With meticulous attention to detail and an unbeatable location, this contemporary gem presents an unparalleled opportunity for discerning buyers seeking luxury living in one of Calgary's most coveted neighbourhoods.

Built in 2010

Essential Information

MLS® #	A2122016
Price	\$1,150,000
Sold Price	\$1,109,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,372
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	818 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
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, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot, See Remarks
Roof	Flat Torch Membrane
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 15th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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