

\$1,299,000 - 727 23 Avenue Nw, Calgary

MLS® #A2122473

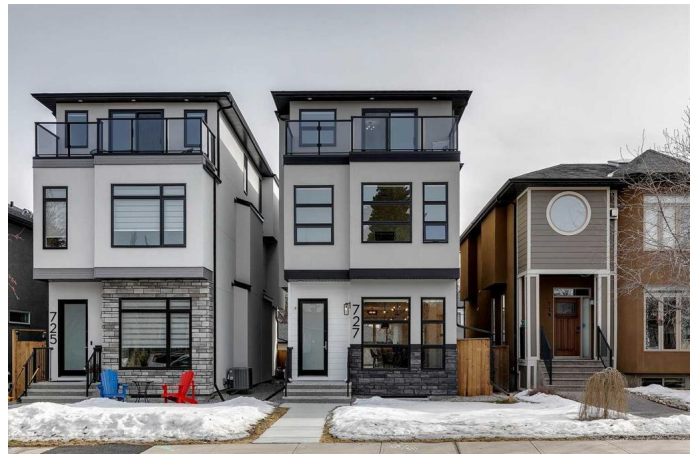
\$1,299,000

4 Bedroom, 5.00 Bathroom, 2,756 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Introducing a remarkable 3-storey detached home in Mount Pleasant, offering over 3400 sq ft of living space and a sunny south-facing backyard with incredible downtown views. This premier location is ideal for families and professionals, with nearby amenities including Confederation Park just three blocks away, the Mount Pleasant Community Sportsplex, Outdoor Pool, and Nose Hill Park a short 5-minute drive. Enjoy convenient access to dining options like 4th Spot Kitchen & Bar and Velvet Café, as well as nearby schools such as King George School and James Fowler High School. Commuting around the city is a breeze with 16th Ave nearby and easy access to major routes. This fantastically upgraded home boasts an open-concept main floor with beautiful engineered hardwood floors, elegant wainscoting details and a bright wood-wrapped staircase. The chef's kitchen features custom-built white shaker cabinetry, massive quartz countertop with convenient breakfast bar, a stylish tile backsplash, and high-end Jenn-Air stainless steel appliances. The living area centers around a cozy gas fireplace, with built-in surround and provides direct access to the fenced backyard. Upstairs, discover a bright bonus room, spacious junior suite with ensuite, and additional bedroom with access to the main bathroom. The third floor is dedicated to the luxurious primary quarters, featuring a private balcony, with great views of the city, vaulted ceiling, and stunning ensuite with heated tile floors, steam shower and a



large soaker tub. The fully finished basement offers even more space, with a large rec room, bar/kitchenette, additional bedroom, and full bathroom. Don't miss the opportunity to make this exceptional home yours!

Built in 2023

Essential Information

MLS® #	A2122473
Price	\$1,299,000
Sold Price	\$1,285,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,756
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	727 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
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Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 8th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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