

\$1,270,000 - 828 23 Avenue Nw, Calgary

MLS® #A2146104

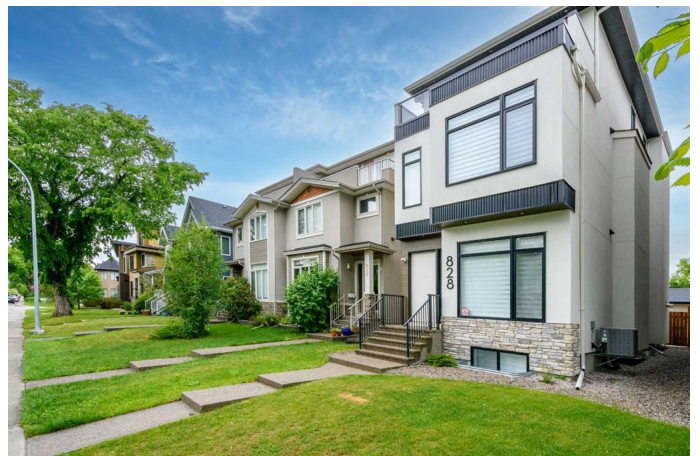
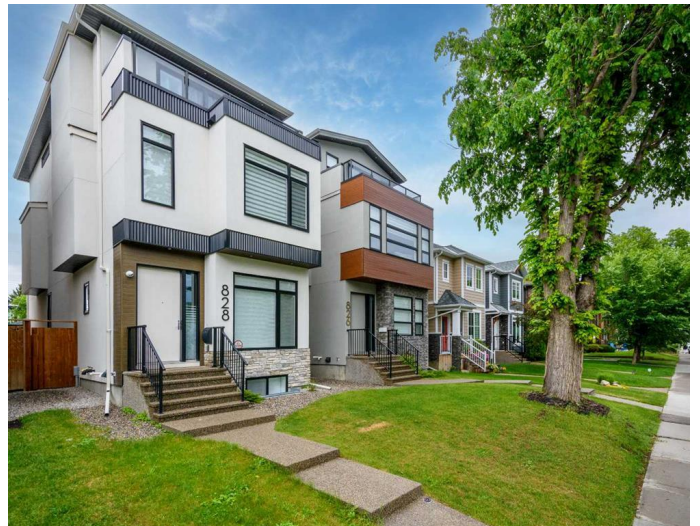
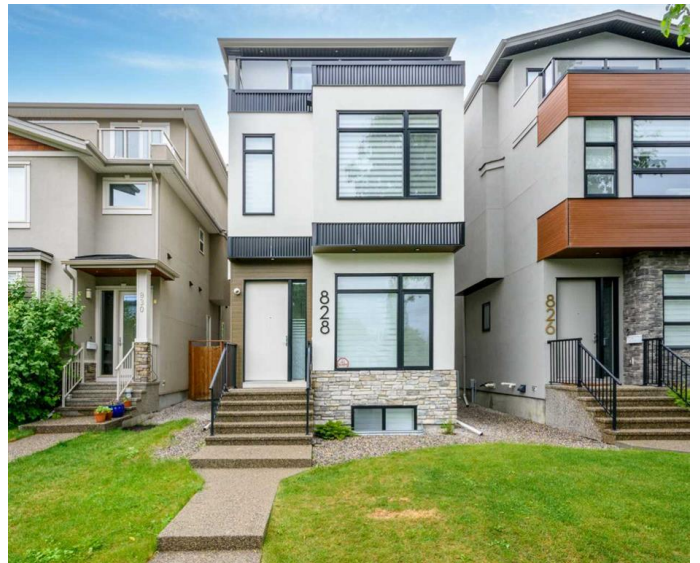
\$1,270,000

4 Bedroom, 5.00 Bathroom, 2,684 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this astonishing THREE-STOREY detached infill property, situated in the tranquil community of Mount Pleasant, and is only a few blocks away from Confederation Park. This stunning home offers a capacious, open floor plan, with over 3400 square-feet of living space, 4 bedrooms, 4.5 bathrooms, third-storey Balcony, and engineered hardwood throughout the upper three levels, making it a flawless fit for families looking for a pleasant everyday living space. The main level features elegant wainscoting details with the dining room, situated at the front of the home, bringing in an ample amount of natural light, as well as a central chef's kitchen, which features elegant finishes, including full-height shaker cabinetry, tile backsplash, modern hood fan canopy, sizeable island which hosts a dual basin undermount sink, and high-end Jenn-Air Appliances. The living room, situated at the back of the homes, comes complete with an inset gas fireplace surrounded with a custom built-in mantle, as well as direct access to the fully fenced backyard via the glass door. The second level comes complete with a bright bonus room, a secondary bedroom with a built-in closet and adjacent 4-pc bathroom, as well as an exquisite junior suite, which features a spacious custom-built walk-in closet and a 5-pc ensuite, with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access. The third storey is exclusive to the master suite, which comes complete with a vaulted ceiling, large windows, and an



astounding 5-pc ensuite which also features a dual sink vanity, a glass steam shower, a large soaker tub, separate toilet access, as well as capacious walk-in-closet. Adjacent to this space is the large loft/sitting area right outside of the primary suite which features an ample amount of natural light, and leads directly to the front, south-facing balcony. The fully finished basement comes complete with luxury vinyl plank flooring, a fourth bedroom, 3-pc bathroom, and large rec room with a wet bar.

****GST rebate, if any, goes to the seller.****

Built in 2020

Essential Information

MLS® #	A2146104
Price	\$1,270,000
Sold Price	\$1,205,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,684
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	828 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1T2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	September 14th, 2024
Days on Market	74
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Quest Realty
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