

\$809,900 - 434 23 Avenue Nw, Calgary

MLS® #A2158718

\$809,900

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Experience the allure of this charming bungalow in the highly desirable Mount Pleasant neighborhood, nestled on a tranquil, tree-lined street. Situated on a spacious 50 x 120 ft RC-2, South facing lot, this property boasts exceptional potential. This solid 2-bedroom, 2-bathroom home features a well-designed floor plan with almost 1,700 sq. ft. of livable space. The inviting Living Room greets you with newer windows and beautiful hardwood flooring. The updated Kitchen includes granite countertops, tile backsplash, and stainless steel appliances, complemented by a cozy dining room perfect for entertaining. The finished basement offers a custom-built cabinet and ample spaces for a family room and a recreational room. Additional highlights include a separate basement entrance, a two tiered deck, a single garage, and a beautifully landscaped yard. With its prime location and versatile possibilities, this property is an excellent opportunity for homeowners and investors alike. Whether you're looking to rent it out, explore future development, or make it your dream home, this property has it all. The new City Blanket Rezoning Policy enhances its appeal for builders and developers interested in creating luxurious custom residences. Conveniently located near schools, SAIT, transportation, shopping, and Confederation Park, this property is ideally positioned to meet all your needs. Don't miss this rare opportunity - contact us today to schedule your viewing!



Built in 1946

Essential Information

MLS® #	A2158718
Price	\$809,900
Sold Price	\$809,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	434 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Front Yard, Landscaped, Level, Many Trees, Private, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	September 9th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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