

\$859,900 - 408 23 Avenue Nw, Calgary

MLS® #A2160684

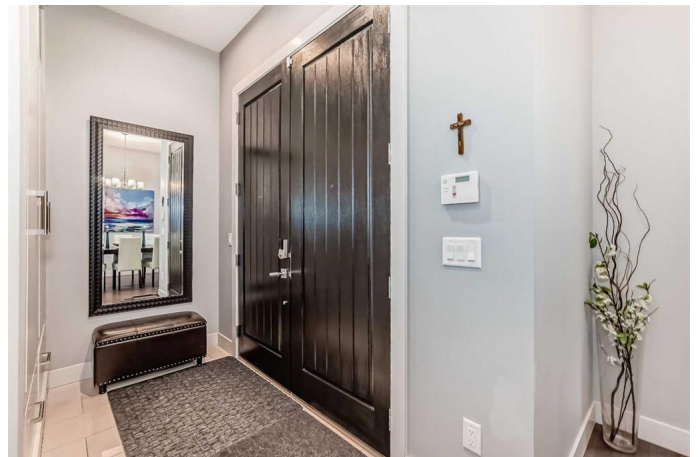
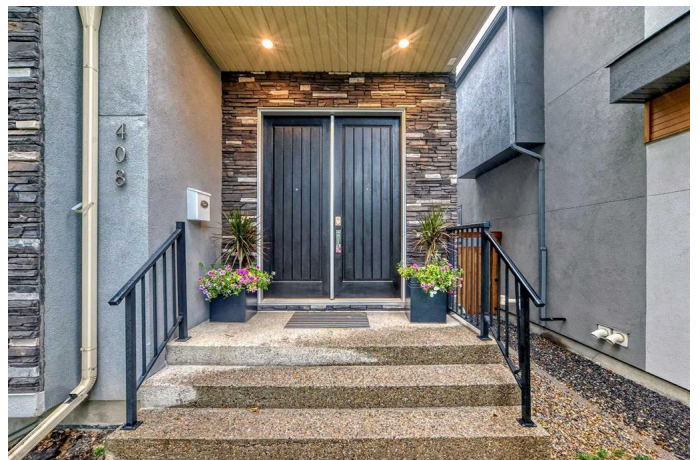
\$859,900

4 Bedroom, 4.00 Bathroom, 1,824 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Discover this stunning custom built infill in Calgary's sought-after Mount Pleasant neighborhood, where modern luxury meets functional design. Nestled on a quiet, tree-lined street, this meticulously maintained home is perfect for both an executive couple and a growing family. The open-concept main floor seamlessly connects the elegant dining room to the chef's kitchen, showcasing a striking 14' white quartz island, gas range cooktop, and an over-the-island hood fan. High ceilings, central A/C, a natural stone fireplace, and expansive windows create a bright and inviting atmosphere. Upstairs, the vaulted ceilings, skylights, and spacious bedrooms, including a spa-like master suite, offer a retreat-like feel. The fully finished basement is ideal for entertaining, featuring a wet bar, refreshment center, and a fourth bedroom with an ensuite bath. Amazing new wood patio in the backyard is ideal for rest and relaxation, perfect setup for summer BBQ parties. Located just minutes from downtown, top schools, popular restaurants, parks, and bike paths, this home offers the best of inner-city living with the warmth of a walkable community. Enjoy a 7-minute bike ride or 20-minute walk to Prince's Island, easy access to bike routes, and proximity to popular dining options like 4th Spot. With numerous schools nearby, quick access to 16th Ave, Edmonton Trail, and Centre St., and close to parks such as Confederation Park and the Mount Pleasant Art Centre and pool, this



home is situated on a beautiful, accessible street. The spacious patio and large backyard are perfect for entertaining, making this vibrant community an ideal place to call home.

Built in 2013

Essential Information

MLS® #	A2160684
Price	\$859,900
Sold Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,824
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	408 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 7th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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