

# \$879,000 - 414 23 Avenue Nw, Calgary

MLS® #A2171432

**\$879,000**

4 Bedroom, 4.00 Bathroom, 1,921 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

LOCATION! LOCATION! LOCATION! Are you looking to move to INNER-CITY CALGARY? Well look no further \*\*\*Welcome to this 2700+ SQ FT UPGRADED HALF-DUPLEX IN MOUNT PLEASANT THAT IS MINUTES FROM DOWNTOWN AND HAS EASY ACCESS TO 16TH AVE NW (HIGHWAY 1), CENTRE ST N, SAIT, U OF C, CONFEDERATION PARK & GOLF AND MUCH MORE\*\*\* - FEATURING 4 WELL SIZED BEDROOMS & 4 BATHS - FULLY FINISHED BASEMENT WITH WET BAR & BUILT-IN - DOUBLE DETACHED GARAGE - BEAUTIFUL LANDSCAPING & PATIO - Simple and functional Open Floorplan Concept! On the main level, you will find a living room, half bath, dining, family room and upgraded kitchen with stunning cabinetry, quartz countertops and stainless steel appliances! The upper level offers 3 bedrooms and 2 FULL baths (ensuite included). Of the 3 bedrooms, 1 is the master that boasts a spa like 5 PC ensuite with HEATED FLOOR & STEAM SHOWER as well as a stunning W.I.C! The laundry feature is conveniently located on the upper level! It does not end here - the FULLY FINISHED BASEMENT offers a huge rec room with WET BAR, a bedroom and FULL bath! This home is filled with upgrades and in an awesome location! Call your favorite realtor for a showing today!

Built in 2014



## Essential Information

MLS® #	A2171432
Price	\$879,000
Sold Price	\$851,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,921
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

## Community Information

Address	414 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

## Amenities

Parking Spaces	4
Parking	Double Garage Detached

## Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

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

**Additional Information**

Date Listed              October 7th, 2024  
Date Sold                October 26th, 2024  
Days on Market        19  
Zoning                    R-C2  
HOA Fees                0.00

**Listing Details**

Listing Office            Real Broker

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