

# \$1,159,500 - 432 23 Avenue Nw, Calgary

MLS® #A2225629

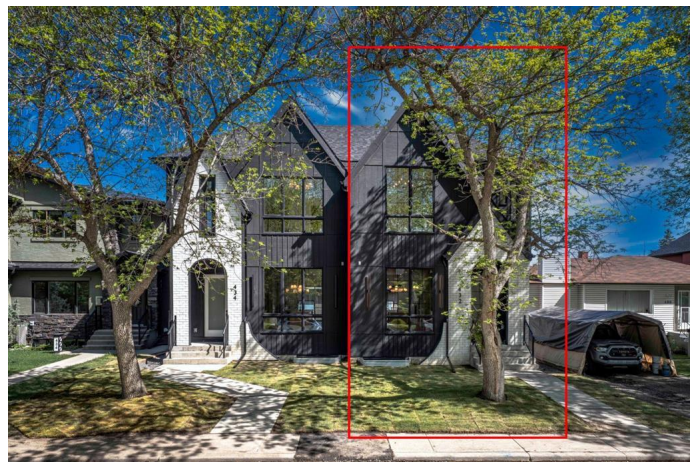
**\$1,159,500**

6 Bedroom, 4.00 Bathroom, 1,957 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

BRAND NEW HOME! TOTAL 6 BEDROOMS  
SECONDARY LEGAL basement suite with 3 Bedrooms. In total 6 bedrooms & 4 bathrooms & double garage. This brand-new SEMI-DETACHED INFILL around 3100 sq ft of living space in the peaceful Mount Pleasant neighborhood NORTH backyard. Inside, the main floor is open and spacious, 10 ft ceiling with natural light shining through windows all day long across the welcoming front foyer w/ a built-in bench and a lovely dedicated dining area, Quartz countertops, custom cabinetry, built-in pantry makes everyday cooking easy and convenient. An oversized central island, stainless steel appliances, patio door, gas fireplace, elegant powder room, and the spacious mudroom w/ tile flooring and full-wall built-in bench w/ hooks completes the main floor level. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the En suite features a barn door entrance, heated floors, a free-standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full 4 Pc bathroom, a full laundry room. But that's not all! This property also features a 3 bedrooms LEGAL basement suite with rental income potential, providing endless possibilities. Live upstairs and rent out the basement to generate extra income or use it as a separate living space for guests or extended family. Families will appreciate the proximity to St Joseph Elementary Junior High



School and Ecole de la Rose Sauvage,  
making it an ideal fit for those with children..  
now is your chance to secure this exceptional  
home in the perfect location and make it your  
own. Just a quick 2-minute walk from  
Confederation Park, this home offers  
convenient access to downtown via Centre,  
4th, and CENTER streets. Don't miss out on  
this unparalleled opportunity. Contact us today  
to book a showings.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225629               |
| Price          | \$1,159,500            |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,957                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 432 23 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1S4          |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |

# of Garages 1

## Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer Stacked

Heating Fireplace(s), Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Concrete

Foundation Poured Concrete

## Additional Information

Date Listed May 28th, 2025

Days on Market 41

Zoning RC2

## Listing Details

Listing Office Century 21 Bravo Realty

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