



GRASSROOTS
REALTY GROUP

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739 23 Avenue NW
Calgary, Alberta

MLS # A2239736



\$769,900

Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Introducing a rare opportunity to own a BRAND NEW, architecturally refined 4-bedroom, 3.5-bathroom townhome in the distinguished and highly sought-after community of Mount Pleasant. Spanning 1,438 square feet, this thoughtfully crafted home combines modern design with everyday comfort, making it an excellent choice for urban living. From the moment you enter, you'll experience a sense of quiet elegance. The main level features soaring 9-foot ceilings, expansive windows that fill the space with natural light, and an open-concept layout ideal for both entertaining and relaxed daily living. The gourmet kitchen stands out with its quartz countertops, premium stainless steel appliances, custom soft-close cabinetry, and a large center island that functions as both a workspace and a welcoming hub for social gatherings. Upstairs, the tranquil primary bedroom includes a spacious walk-in closet and a spa-inspired ensuite designed with timeless finishes to create a calming retreat. Three additional bedrooms offer flexible space for family, guests, or a home office, while three and a half well-appointed bathrooms add comfort and convenience throughout. Other highlights include a private patio, perfect for enjoying summer evenings or quiet mornings, an upper-level laundry area, and an attached garage with driveway parking. Built with energy-efficient systems and high-quality construction standards, this home is designed for long-term ease and sustainability. A comprehensive new-home warranty is also included for added peace of mind. Located in vibrant yet peaceful Mount Pleasant, the property is within close proximity to top-rated schools, scenic parks, boutique shops, local cafés, and public transit. With quick access to major routes and downtown Calgary, this home offers both lifestyle and location. Schedule your private showing

today and discover the perfect blend of quality, comfort, and contemporary style.