



GRASSROOTS
REALTY GROUP

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458 23 Avenue NW
Calgary, Alberta

MLS # A2254803



\$825,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Shelves in kitchen & mudroom, Built in shelving in Garage, TV wall mounts x 3

An incredible opportunity awaits in Mount Pleasant! This beautifully maintained semi-detached home offers over 2,700 sq. ft. of thoughtfully designed living space, complete with customized upgrades and stylish finishes throughout. From the moment you enter, you'll notice the warm hardwood floors that flow through the main level and the upgraded millwork on the interior doors. Unlike most infill layouts, this home features a versatile front office with a large picture window—perfect as a workspace or formal dining room. The L-shaped kitchen maximizes cupboard space and is equipped with a premium stainless steel appliance package, including a Frigidaire Professional refrigerator (2019), Brigade gas cooktop with hood fan, built-in oven and microwave, plus a central island with an updated sink faucet. The refinished cabinetry and striking hexagon tile backsplash give the space a modern, elevated feel. Designer light fixtures have also been added throughout the main floor, stairway, and primary suite, creating a cohesive and stylish look. The living room centers around a cozy gas fireplace with custom built-ins, while the rear mudroom provides practical storage to keep your home organized. Upstairs, attention to detail continues. The south-facing primary suite boasts vaulted ceilings, custom bedside lighting, and serene treetop views. The walk-in closet includes built-in storage with additional shelving (2024), while the spa-inspired ensuite features a jetted tub, separate shower, and dual vanity. Two additional bedrooms, one with custom closet shelving share a 4-piece bath. A spacious laundry room with sink and storage completes the upper level. The fully finished basement is as functional as it is inviting. With space for a home gym, kids' play area, or media zone, the layout adapts easily to your lifestyle. A large bar with storage, a custom hardwood

bar shelf, backsplash (2024), and wine fridge makes entertaining effortless, while the cozy built-in shelving creates the perfect spot for movie nights. The 4th bedroom features a generous walk-in closet with custom storage. Outside, the newly landscaped, low-maintenance yard offers a private oasis for sunny afternoons. The garage is a dream workshop, equipped with built-in shelving and an infrared heater (2014). Additional notable upgrades include: central A/C (2023), new primary bathroom toilet (2024), high-efficiency hot water tank (2024), backyard landscaping (2025), and full interior repainting (2025). This move-in-ready home is ideally located near Lina’s Italian Market, Confederation Park, Winston Golf Club, Peters’s Drive-In, and more!