



GRASSROOTS
REALTY GROUP

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904 23 Avenue NW
Calgary, Alberta

MLS # A2256934



\$849,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,854 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Lov		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Open House: Sat, Sept 27 at 2-4 pm | This beautifully upgraded, three-bedroom home strikes the perfect balance of character, comfort, and functionality from top to bottom. It's perfectly designed for easy, city living and is located on one of the best streets in sought-after Mount Pleasant — just a short walk to Confederation Park, Kensington, schools, and transit. As you step inside, you'll find a bright, sun-filled front living room with warm hardwood floors that flow seamlessly into the kitchen and dining area. The kitchen is ideal for culinary pursuits with the extended island (perfect for baking!) and tons of storage space. Cozy up by the gas fireplace with new honeycomb tile, perfect for relaxing family nights or casual get-togethers. The open-concept great room is great for everyday living or entertaining guests with ease. Upstairs, there are three nicely sized bedrooms, a family bathroom, and the convenience of an upper laundry with a newer washer and dryer. The primary bedroom is a true retreat, featuring a stylishly renovated 5-piece ensuite — perfect for unwinding with a long soak in the tub after a busy day. You will love the thoughtfully designed walk-in closet that will store your items in style. The fully-finished basement offers warm cork flooring, a handy kitchenette, and an updated bathroom — making it a cozy spot for guests, family fun, or just relaxing. Outside, you'll find a private urban oasis with a wooden deck, lower stone/concrete patio, and lush greenery to enjoy in every season. Have an Electric Vehicle? The double detached garage is equipped with an EV charger outlet ready to go! Other recent updates include: a new heat pump, upgraded electrical panel, and additional attic insulation for comfort and efficiency. Come see all that this wonderful home has to offer — it might just be the one you've

been waiting for!