

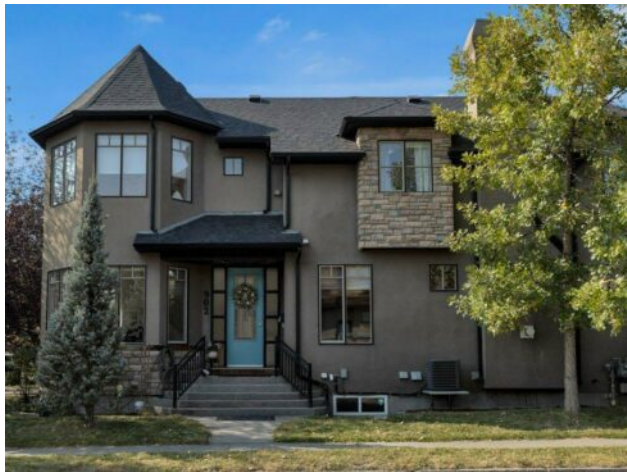


GRASSROOTS
REALTY GROUP

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902 23 Avenue NW
Calgary, Alberta

MLS # A2259047



\$834,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,845 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: BBQ, 3 White Barstools in kitchen, 2 metal barstools in basement

****Open House Saturday September 27 from 2-4pm**** Welcome to 902 23rd Avenue NW, a beautifully appointed home nestled in the heart of Mount Pleasant - one of Calgary's most sought after inner-city communities. This spacious and thoughtfully designed south-facing property offers four bedrooms and three and a half bathrooms - making it ideal for families, professionals, or investors seeking location and lifestyle. The open concept main floor showcases a stylish updated kitchen complete with SS appliances and large pantry, a dining and living/sitting area, a family room with a gas fireplace and a convenient half bathroom. The upper floor presents three generously sized bedrooms, including a luxurious primary suite with private 5pc. ensuite bathroom and a second full 4pc. bathroom for added convenience. A laundry area in the upper floor feature enclosed double doors allowing for a sleek, tidy look. The fully finished basement boasts a large guest bedroom and its own full bathroom - perfect for visitors, extended family, or a private home office setup. The open flexible rec room, equipped with a wet bar, is ideal for entertaining or movie night with the family. Step outside onto a private, fully fenced backyard offering a cozy and relaxing outdoor living retreat to a detached double garage. In addition, you can enjoy a meticulously cared for vegetable garden. Notable updates over the last 10 years; kitchen, roof, A/C, furnace and carpet; dryer 2 years old. This beautiful corner home highlights a perfect blend of quiet, tree-lined streets with the vibrancy of urban living. Enjoy the short walks and close proximity to Confederation Park, cafes and restaurants, schools, the North Mount Pleasant Arts Centre, outdoor pool, sportsplex and community hall. This is your chance to own a stylish home in a location that truly has it all! Don't miss your

opportunity to view this fantastic property. Book your private showing today!