



**GRASSROOTS**  
REALTY GROUP

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422 23 Avenue NW  
Calgary, Alberta

MLS # A2261183



**\$850,000**

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

HUGE DEVELOPMENT POTENTIAL & BUILDERS, DEVELOPERS, AND SAVVY INVESTORS, TAKE NOTE!! This rare 50'x120' R-CG LOT in the heart of MOUNT PLEASANT offers an incredible opportunity to build in one of Calgary's most desirable inner-city communities. Ideally located just minutes from SAIT, downtown Calgary, this property is within walking distance to St. Joseph Elementary School, and the North Mount Pleasant Arts Centre, making it perfect for families and professionals alike. The neighbourhood boasts a vibrant, walkable lifestyle with tree-lined streets, active sidewalks, and close access to Confederation Park, one of Calgary's most beloved green spaces. Enjoy the charm of a well-established community that's alive with thriving local businesses, trendy cafes, restaurants, outdoor pool, arena, garden centre and everyday amenities & all just steps away. Major transit routes nearby make commuting effortless, while ongoing community events foster a strong sense of belonging and connection. The current 3-bedroom bungalow features a spacious living room, finished basement with separate entrance, new roof, a well-kept yard, single detached garage, and convenient back alley access. Whether you're looking to redevelop, build new infills, or hold as a rental property, this is a rare and valuable investment opportunity in one of Calgary's most walkable and centrally located gorgeous neighbourhoods. DON'T MISS OUT on this rare opportunity, reach out, come and take a look for yourself!