

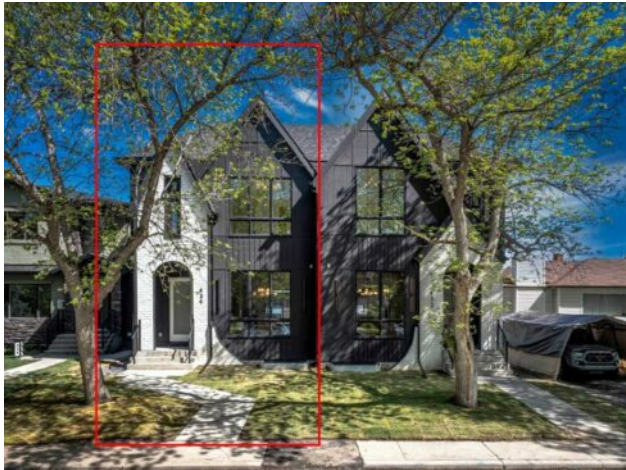


GRASSROOTS
REALTY GROUP

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434 23 Avenue NW
Calgary, Alberta

MLS # A2263485



\$1,149,500

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,808 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Discover inner city luxury in this brand new 6 bedroom masterpiece with a fully legal 3-bedroom basement suite in the heart of the community of Mount Pleasant NW! Offering over 2,800 sq. ft. of beautifully developed living space, this home combines bold design, top-tier finishes, and everyday functionality. The main level features upgraded 10 ft ceilings, oversized windows, and an open-concept layout combined with patio doors leading to the outdoor deck, perfect for entertaining. The designer kitchen features quartz counters, custom cabinetry, a massive island, built-in pantry, and premium stainless-steel appliances. Relax in the elegant living room with a sleek gas fireplace or step out to your sunny private yard. Upstairs, the primary suite is a showstopper with a spa-inspired ensuite with heated floors and huge walk-in closet, accompanied by two more spacious bedrooms and laundry. The legal basement suite offers a separate entrance, 3 bedrooms, a full kitchen, bath, laundry and tons of storage—ideal for rental income or extended family. Complete with a double detached garage, this residence blends timeless elegance with exceptional convenience—offering effortless access to downtown via Centre Street and 4th Street. Perfectly located just steps from Confederation Park, within walking distance to excellent schools including St. Joseph Elementary & Junior High and École de la Rose Sauvage, and only minutes from The Winston Golf Club, this coveted location truly captures the best of inner-city living.