



823 23 Avenue NW
Calgary, Alberta

MLS # A2297808



\$1,175,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,965 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Set on a beautiful tree-lined street, this newly constructed home blends modern design with a thoughtful connection to the outdoors—and is just steps to Confederation Park’s green spaces and pathway system. Fully Developed and offering 2,900+ square feet of total space, this home offers exceptional style and functionality. Designed with the family in mind. Hardwood floors, 9’ Ceilings and large windows span the spacious Main Floor living areas flooding it with natural light. The Front Entry is inviting with built-in Bench and large Closet. The Dining Room offers an exceptional space for hosting and gathering with ease. The Kitchen offers Custom Cabinetry with wood & gold accents, open shelving, large Centre Island with Honed Quartz Countertops, Undermount Silgranit Sink, built-in Garbage and Recycling Drawer, and Appliances to include an Integrated Panel Front Refrigerator & Dishwasher, built-in Microwave, Wall Oven, and Gas Cooktop surrounded by custom Spice Rack & Utensil Storage. A Walk-Through Pantry provides food & baking storage with direct access to the Back Entry, with additional Closet & built-in Bench. Step onto the expansive, sunny South facing Back Deck spacious enough for added outdoor Living & Dining, with Gas BBQ hook-up & yard to play. Fenced & landscaped with grass, rock, and a concrete walkway leading to the Detached Double Garage. A 6’ Linear Fireplace in the Living Room with mantel & open shelving offers an inviting space to relax in conversation or watch the game. A Powder Room completes this level. Ascend to the Upper Floor where a light-filled Landing and built-in Workspace is framed by 9’ Ceilings and Hardwood Floors throughout. The Primary Suite is a true retreat, showcasing a Walk-In Closet and 5 Piece En-Suite with floating cabinetry, gorgeous Shower with custom

Bench seating and a freestanding Soaker Tub, for a true spa-like experience at home. The wide Hallway leads back to Bedrooms 2 & 3. All Closets have built-in shelving. Venture downstairs to the Fully Developed Basement, also with 9' Ceilings, to find a large REC/Family Room, completely outfitted Storage Room, Bedroom 4, another Full Bathroom & Utility Room offering even more Storage space. Air Conditioning included. Garage is insulated, drywalled & painted. Mount Pleasant is consistently recognized as one of Calgary's most desirable inner-city communities, known for its blend of modern infills and charming homes. Attracting urban buyers with its tree-lined streets and strong sense of community, residents enjoy convenient access to local amenities like the North Mount Pleasant Arts Centre, Confederation Park, and reputable schools, along with close proximity to Downtown. Outdoor enthusiasts will appreciate the easy access to pathways, green spaces, and recreational facilities including the Mount Pleasant Sportsplex & Outdoor Swimming Pool, while everyday essentials are just moments away. Move-in ready with New Home Warranty. Booking your showing today.