



463 23 Avenue NW
Calgary, Alberta

MLS # A2298923



\$729,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: 4 person Jacuzzi with pumping system and water tank

Wow—this is the home you’ve been waiting for. Perfectly located in the inner city and priced at under \$400 per square foot, this beautifully updated property offers 1,860 sq ft above grade, featuring 4 bedrooms and 3.5 bathrooms. Step inside to a stunning entryway with soaring vaulted ceilings over 12 feet high. The main floor flows seamlessly into a bright living space and an updated kitchen complete with a central island, and newer cabinetry. The adjoining dining area is perfect for entertaining, and the main level is capped off with a luxurious 4-person jacuzzi. Upstairs, you’ll find a spacious primary suite with a private ensuite, along with two additional bedrooms and a full 4-piece bathroom. The basement offers versatile space ideal for a man cave, along with a laundry area, a bedroom, and utility room. Recent upgrades include: Poly-B plumbing replaced (2024), fully renovated bathrooms (2024), a 50-year transferable warranty aluminum roof (2000), central air conditioning, newer windows, instant hot water system, fresh paint, updated flooring, and modern light fixtures (2023). Located on a beautiful tree-lined street in Mount Pleasant, this home offers exceptional inner-city convenience. You’ll enjoy quick access to downtown, schools, parks, playgrounds, public transit, the Mount Pleasant Community Sportsplex, plus trendy cafes and local shops—all within a charming, established neighborhood. Move-in ready and truly one of a kind—don’t miss this rare opportunity.