

\$1,149,500 - 434 23 Avenue Nw, Calgary

MLS® #A2263485

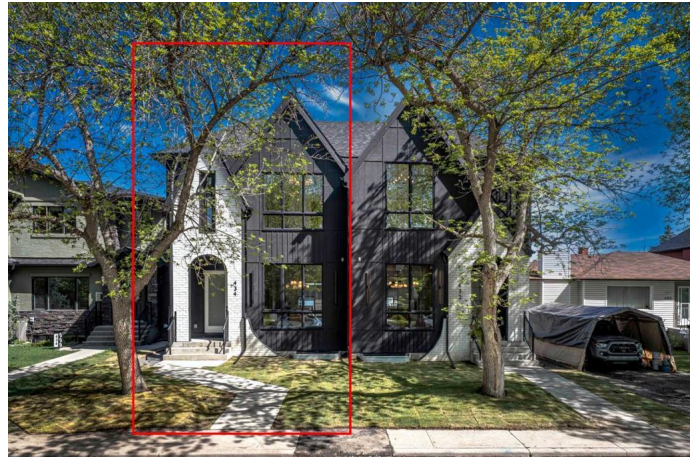
\$1,149,500

6 Bedroom, 4.00 Bathroom, 1,808 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2263485
Price	\$1,149,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	434 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, ENERGY STAR Qualified

	Dishwasher
Heating	Fireplace(s), Forced Air
Cooling	Central Air, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	RC2

Listing Details

Listing Office	Century 21 Bravo Realty
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