

\$1,149,500 - 432 23 Avenue Nw, Calgary

MLS® #A2245496

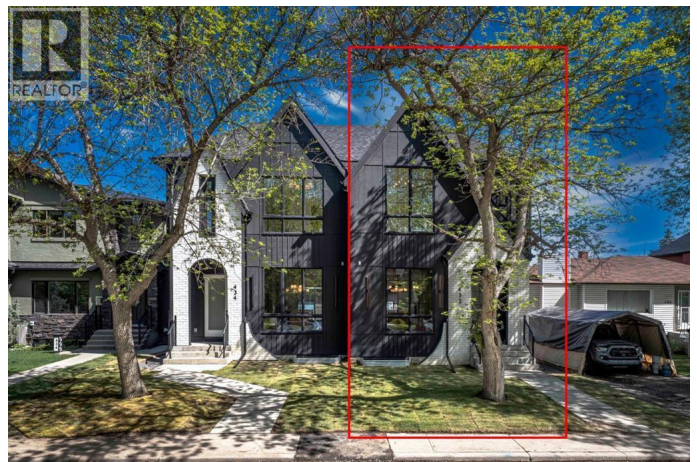
\$1,149,500

6 Bedroom, 4.00 Bathroom, 1,957 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Brand New 6-Bedroom Home with Legal Basement Suite in Mount Pleasant! Welcome to this stunning brand-new semi-detached infill offering over 3,100 sq ft of luxurious living space, including a legal 3-bedroom basement suite with a separate entrance—perfect for extended family or rental income! Located on a quiet street in the sought-after Mount Pleasant neighborhood with a north-facing backyard, this beautifully designed home features a total of 6 bedrooms and 4 bathrooms, along with a double detached garage. The main floor showcases a bright and open layout with 10 ft ceilings and abundant natural light. Enjoy upscale finishes throughout, including custom cabinetry, quartz countertops, a built-in pantry, and a spacious central island with stainless steel appliances. The inviting dining area flows effortlessly into the cozy living room, complete with a gas fireplace and large patio doors. A well-appointed mudroom with tile flooring and a full-wall built-in bench, plus a stylish powder room, complete the main floor. Upstairs, the primary suite is a true retreat, featuring a vaulted ceiling, large walk-in closet with built-in shelving, and a spa-inspired 5-piece ensuite with heated floors, free-standing tub, and a tiled steam shower with a built-in bench. Two additional spacious bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level. The legal basement suite boasts 3 bedrooms, a full kitchen, bathroom, and private entrance—ideal for generating rental income or accommodating



multi-generational living. Just steps from Confederation Park, and within walking distance to St. Joseph Elementary & Junior High School and École de la Rose Sauvage, this home offers quick access to downtown via Centre, 4th, and Centre Street. Don't miss this exceptional opportunity to own a versatile and beautifully finished home in a prime inner-city location. Contact us today to book your private showing (id:6289)

Built in 2025

Essential Information

Listing #	A2245496
Price	\$1,149,500
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	1,957
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	432 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M1S4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Stove, Dryer, Microwave, Oven - Built-In, Garage door opener, Washer/Dryer Stack-Up
Heating	Other, Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Concrete
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bravo Realty



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