



THE
A-TEAM

**RE/MAX
FIRST**

440 23 Avenue, Calgary T2M 1S4

MLS®#: **A2121034**

Area: **Mount Pleasant**

Listing Date: **04/08/24**

List Price: **\$1,079,000**

Status: **Active**

County: **Calgary**

Change: **-\$46k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

2,981 sqft

Lot Shape:

25' x 119

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot
220 Volt Wiring,Double Garage Detached**

Finished Floor Area

Abv Sqft:

1,987

Low Sqft:

Ttl Sqft:

1,987

DOM

41

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,In Floor Roughed-In,Fireplace(s),Natural Gas**

Sewer:
Ext Feat: **BBQ gas line**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Washer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Stone Counters**
Utilities:

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

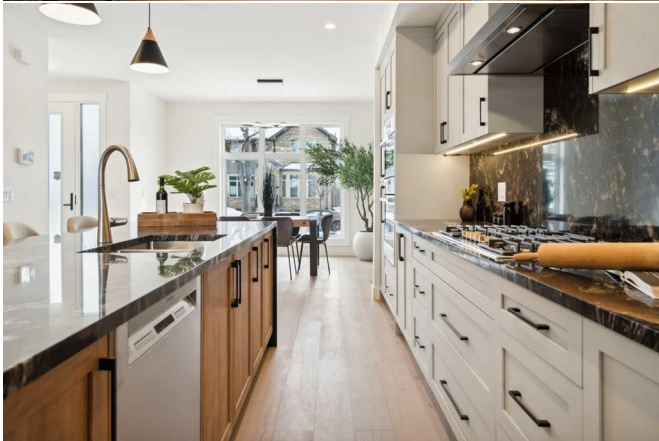
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`9" x 15`7"	Dining Room	Main	13`4" x 10`10"
Living Room	Main	14`4" x 13`10"	Family Room	Basement	18`10" x 18`7"
Furnace/Utility Room	Basement	8`5" x 8`0"	Bonus Room	Second	10`6" x 8`10"
Laundry	Second	9`2" x 5`8"	Bedroom - Primary	Second	15`0" x 13`5"
Bedroom	Second	12`7" x 9`11"	Bedroom	Second	11`4" x 9`10"
Bedroom	Basement	13`6" x 11`2"	2pc Bathroom	Main	5`11" x 5`2"
4pc Bathroom	Basement	8`6" x 5`0"	4pc Bathroom	Second	9`2" x 5`0"

5pc Ensuite bath	Second	15`6" x 8`4"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	21290	Zoning: R-C2	Remarks
Pub Rmks:	Welcome Home to a wonderful, highly upgraded, brand new two story Semi-Detached family home on a quiet street nestled nicely into the ever-popular Mount Pleasant! Please NOTE that Landscaping and Exterior paint will be completed as soon as the weather allows. Pride of workmanship is evident throughout in the high-end finishes and quality craftsmanship. This home features oak hardwood flooring with gleaming tiles at both entries. The kitchen showcases exquisite granite counters with a double waterfall island. The kitchen is a chef’s dream with a five burner gas cook top, a Bosch oven and microwave/oven combo unit, and a chimney style hood fan. The living room is centered by a gas fireplace and the large eight foot sliding doors draw in tons of natural light and lead out to a fantastic, private deck. There is a separate mudroom with crafted, built in cabinets and a half bath. Upstairs you will find nine foot ceilings for that comfortable spacious feeling. There are three wonderful bedrooms, each with fully built out walk in closets, The Primary suite has coffered ceilings for a touch of opulence, a fantastic ensuite with free standing tub, in-floor heat, a walk in shower with bench and a separate toilet room. Also on the upper level is the laundry room with LG washer and dryer and a separate wash sink for those tough stains. In the lower level there is a wonderful recreation area with wet bar and space to add your choice of an under counter wine cooler or fridge, a full bathroom and large bedroom with built out walk in closet. The mechanical room features a 75 gallon hot water tank. There is rough in for in-floor heat. The garage is fully insulated; it has 200 amp electric service. This could be a welcoming spot for your EV, a charging station would be so easy here. Likewise it is roughed in for a gas heater to knock the frost off everything. Landscaping and final exterior painting will be completed as soon as the weather permits. There is an elementary school just a block away with a nice park attached. This property is close to shopping and transportation. Confederation Park is less than a 15 minute walk. This is a great property... make it your home!		
Inclusions: Property Listed By:	Power humidifier on furnace, chimney hood fan. CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







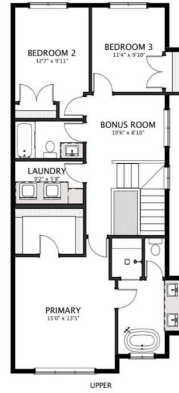




440 23 Ave NW, 04.05.2024
Main 946.80 sq./ft./ 87.96 m2
Upper 1,040.39 sq./ft./ 96.65 m2
RMS Area 1,987.19 sq./ft./ 184.61 m2
Basement 792.19 sq./ft./ 73.59 m2
Total 2,779.38 sq./ft./ 258.20 m2



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Walk Score

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440 23 Avenue Northwest

Mount Pleasant, Calgary, T2M 1S4

Commute to **Downtown Calgary**

6 min

20 min

12 min

42 min

View Routes

Favorite

Map

Nearby Apartments

More about 440 23 Avenue Northwest

Walk Score

78

Very Walkable

Most errands can be accomplished on foot.

Transit Score

56

Good Transit

Many nearby public transportation options.

Bike Score

81

Very Bikeable

Biking is convenient for most trips.

About your score

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