



THE
A-TEAM

**RE/MAX
FIRST**

414 23 Avenue, Calgary T2M 1S4

MLS®#: **A2162853**

Area: **Mount Pleasant**

Listing Date: **09/04/24**

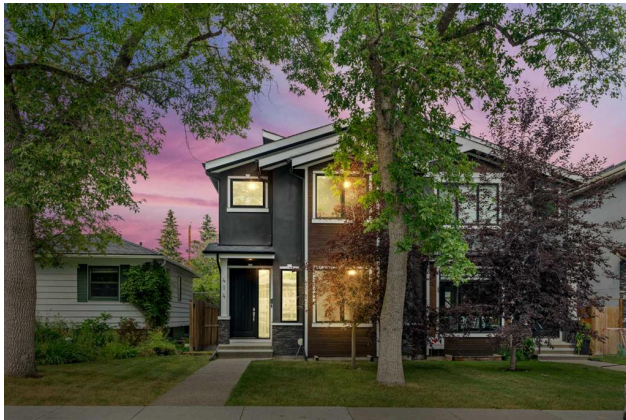
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,920

Year Built:

2014

Low Sqft:

Ttl Sqft:

1,920

Lot Information

Lot Sz Ar:

2,981 sqft

Lot Shape:

DOM

14

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Interior Lot,Landscaped,Level,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Stucco,Wood Frame,Wood Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 10`7"
Dining Room	Main	11`1" x 14`5"
Family Room	Main	19`5" x 12`6"
Laundry	Upper	5`3" x 9`4"
Bedroom	Upper	9`11" x 11`2"
5pc Ensuite bath	Upper	6`0" x 16`3"
3pc Bathroom	Basement	5`6" x 8`6"

Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`3"
Kitchen	Main	9`0" x 13`7"
Bedroom	Upper	14`2" x 10`10"
4pc Bathroom	Upper	5`7" x 8`4"
Bedroom - Primary	Upper	13`8" x 14`1"
Game Room	Basement	19`2" x 22`11"
Bedroom	Basement	12`5" x 10`3"

Title:
Fee Simple
Legal Desc:

21290

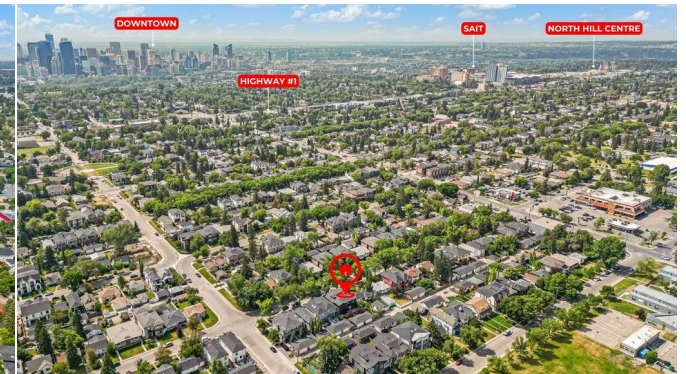
Zoning:
R-C2

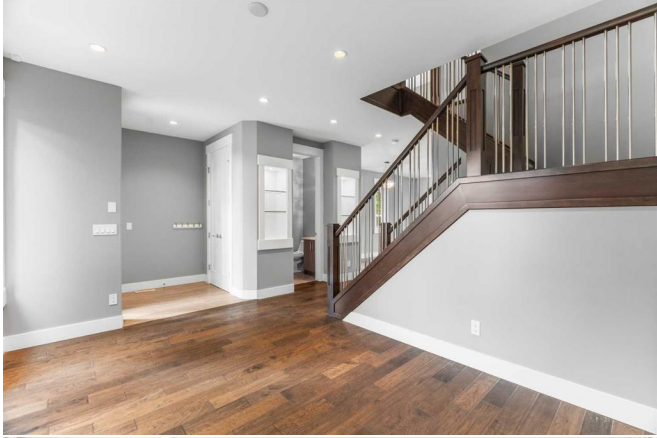
Remarks

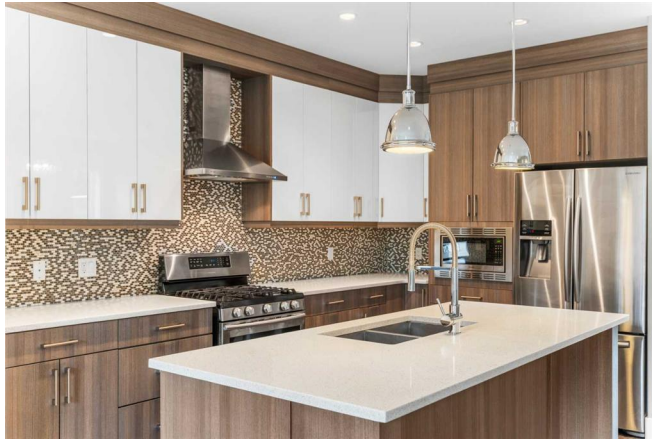
Pub Rmks: **LOCATION! LOCATION! LOCATION! Are you looking to move to INNER-CITY CALGARY? Well look no further ***Welcome to this 2700+ SQ FT UPGRADED HALF-DUPLEX IN MOUNT PLEASANT THAT IS MINUTES FROM DOWNTOWN AND HAS EASY ACCESS TO 16TH AVE NW (HIGHWAY 1), CENTRE ST N, SAIT, U OF C, CONFEDERATION PARK & GOLF AND MUCH MORE*** - FEATURING 4 WELL SIZED BEDROOMS & 4 BATHS - FULLY FINISHED BASEMENT WITH WET BAR & BUILT-IN - DOUBLE DETACHED GARAGE - BEAUTIFUL LANDSCAPING & PATIO - Simple and functional Open Floorplan Concept! On the main level, you will find a living room, half bath, dining, family room and upgraded kitchen with stunning cabinetry, quartz countertops and stainless steel appliances! The upper level offers 3 bedrooms and 2 FULL baths (ensuite included). Of the 3 bedrooms, 1 is the master that boasts a spa like 5 PC ensuite with HEATED FLOOR & STEAM SHOWER as well as a stunning W.I.C! The laundry feature is conveniently located on the upper level! It does not end here - the FULLY FINISHED BASEMENT offers a huge rec room with WET BAR, a bedroom and FULL bath! This home is filled with upgrades and in an awesome location! Call your favorite realtor for a showing today!**

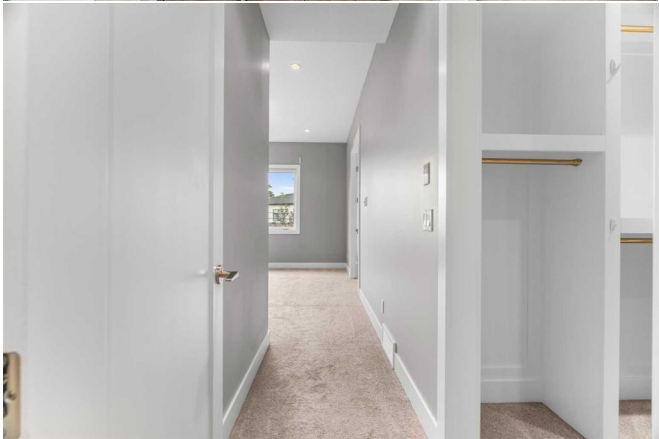
Inclusions: **N/A**
Property Listed By: **Real Broker**

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













414 23 Ave NW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1520.50 sq ft



1st Floor
Exterior Area: 1520.50 sq ft

2nd Floor
Exterior Area: 912.12 sq ft

Basement (Below Grade)
Exterior Area: 208.88 sq ft

0 5 10

PREPARED: 2024/05/28

GUIDE

Walls, openings are included from total floor area in GSECE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.