



THE
A-TEAM

**RE/MAX
FIRST**

710 23 Avenue, Calgary T2M 1S9

MLS®#: **A2163319**

Area: **Mount Pleasant**

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

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,815**
Low Sqft:
Ttl Sqft: **1,815**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 9`7"
Nook	Main	7`8" x 7`5"
Game Room	Basement	18`2" x 14`3"
Office	Main	8`3" x 5`7"
Laundry	Second	3`4" x 3`0"
Bedroom - Primary	Second	16`2" x 11`0"

Room	Level	Dimensions
Dining Room	Main	11`0" x 8`5"
Living Room	Main	13`8" x 10`8"
Foyer	Main	6`7" x 5`0"
Den	Basement	9`8" x 8`8"
Mud Room	Main	7`0" x 4`10"
Bedroom	Second	12`0" x 10`2"

Bedroom
2pc Bathroom
4pc Bathroom

Second
Main
Second

11`5" x 10`4"
8`0" x 2`11"
9`3" x 5`3"

Bedroom
4pc Bathroom
5pc Ensuite bath

Basement
Basement
Second

12`7" x 9`3"
7`7" x 5`0"
10`6" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

29340

Remarks

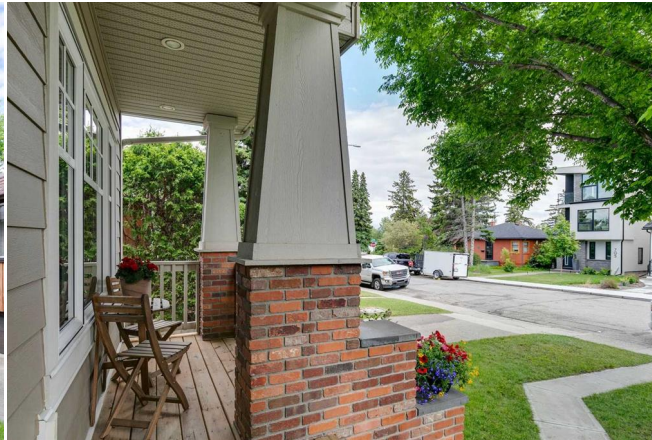
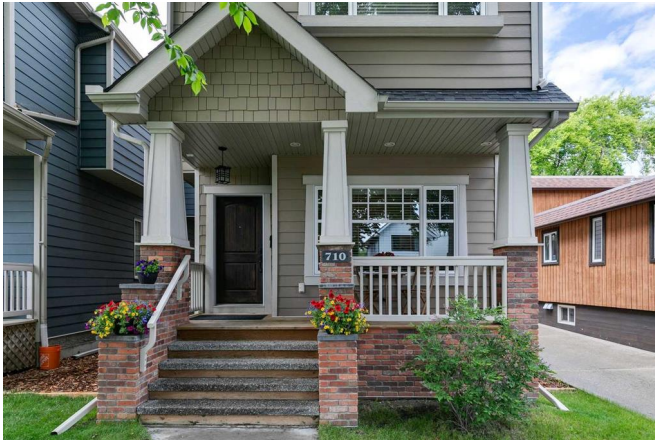
Pub Rmks:

Welcome to this stunning 4 bedroom / 3.5 bath home located on an idyllic tree lined street in the highly sought after community of Mount Pleasant. This home was designed for a discerning buyer, with plenty of well thought out, functional living space. The main floor has an open floorplan that seamlessly connects the dining, living and kitchen area, creating an ideal space for entertaining friends and family. The kitchen is the centerpiece, featuring custom full height shaker cabinets, a wood grain island, quartz countertops throughout, under cabinet lighting, glass tile backsplash, stainless steel appliances and walk in pantry. Also on the main floor is a flex room (currently used as a formal dining room), office nook, 1/2 bath and large mudroom...a must have for any family! Head upstairs to the spacious primary suite with a custom walk-in closet and spa inspired 5-piece ensuite. Down the hall are 2 additional good sized bedrooms, a 4pc bath and stacking washer/dryer. Downstairs is fully finished with a large rec room....great for family movie nights, a full bathroom, a 4th bedroom and an additional flex room that would make a great office/den, play room or extra storage if needed. This home is "carpet free", with new luxury vinyl plank flooring throughout, it was recently painted with warm neutral tones and has central air conditioning for these warm Fall days. Step out and enjoy your private backyard (fully fenced) with mature trees, a lovely patio for relaxing while you grill and watch the kids play in the grass. And if that isn't enough.....this home has an ideal location....steps away from the Mount Pleasant Outdoor Pool, Arena, Community Center and Park space, a 5 minute walk to Confederation Park and Golf Course, walking distance to restaurants, shops, arts centre, schools, and easy access to public transportation and major roadways. This home is a gem, you don't want to miss.

Inclusions:
Property Listed By:

Shed, TV Mount
CIR Realty

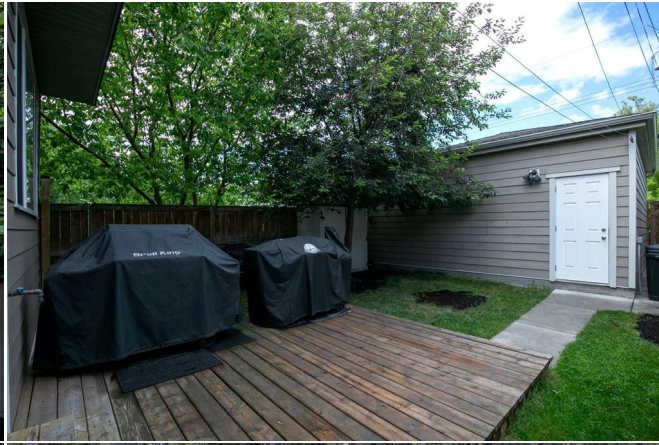
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

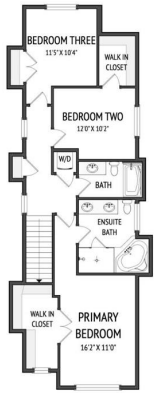












UPPER LEVEL