



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**423 23 Avenue, Calgary T2M 1S4**

MLS®#: **A2170136**

Area: **Mount Pleasant**

Listing Date: **10/02/24**

List Price: **\$1,099,000**

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:

**1,877**

Year Built:

**2014**

Low Sqft:

Ttl Sqft:

**1,877**

Lot Information

Lot Sz Ar:

**2,981 sqft**

Lot Shape:

DOM

**16**

Layout

Beds: **4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Back Yard,Garden,Landscaped,Many Trees**

Park Feat:

**Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Awning(s),Garden,Lighting,Private**

**Entrance,Private Yard**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dryer,Electric Stove,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

**Kitchen**

**Living Room**

**Game Room**

**Laundry**

Level

**Main**

**Main**

**Basement**

**Upper**

Dimensions

**17`4" x 15`0"**

**17`8" x 13`10"**

**21`4" x 18`6"**

**5`8" x 4`10"**

Room

**Dining Room**

**Foyer**

**Furnace/Utility Room**

**Walk-In Closet**

Level

**Main**

**Main**

**Basement**

**Upper**

Dimensions

**13`11" x 9`11"**

**10`6" x 6`8"**

**8`0" x 5`6"**

**9`0" x 8`6"**

**Bedroom - Primary**  
**Bedroom**  
**2pc Bathroom**  
**4pc Bathroom**

**Upper**  
**Upper**  
**Main**  
**Upper**

**15`0" x 12`4"**  
**10`6" x 10`0"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**

**Bedroom**  
**Bedroom**  
**5pc Ensuite bath**  
**3pc Bathroom**

**Upper**  
**Basement**  
**Upper**  
**Basement**

**10`4" x 9`8"**  
**14`8" x 12`6"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**21290**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Luxurious inner-city retreat, no detail has been left out of this modern and elegant home. Phenomenally located mere steps from the endless activities at Confederation Park. Immediately be impressed by the stunning architecture and outstanding curb appeal. The interior is equally as impressive with central air conditioning, built-in speakers, gleaming hardwood floors, soaring 10' ceilings, upscale designer details and an abundance of natural light. The front dining room hosts incredible meals with a huge picture window, extended cabinetry to store away lesser used items and display shelves on the feature wall adding a touch of whimsy. Culinary adventures await in the chef's dream kitchen featuring a plethora of sleek cabinets, quartz countertops, stainless steel appliances including a gas stove and 2 large islands with casual seating. Sit back and relax in front of the focal fireplace in the living room while oversized windows frame serene backyard views and clever built-ins store media equipment as well as showcase your personal treasures. Ascend the open riser staircase to the upper level and escape to the opulence of the primary bedroom. This owner's oasis is complete with grand 10' ceilings, a feature wall, a custom walk-in closet and a lavish 5-piece ensuite boasting in-floor heating, dual sinks, a deep soaker tub and an opulent steam shower. 2 additional bedrooms, another full bathroom and convenient laundry room are all also on this level. The basement is finished in the same sophisticated style as the rest of the home. Convene in the rec room in front of the built-in media area for games and movies with no need to climb up the stairs to grab a drink or snack thanks to the fantastic wet bar. A 4th guest bedroom, full bathroom and plenty of storage complete this level. Gorgeously landscaped the peaceful backyard with sunny south exposure will have you spending summer evenings barbecuing with friends on the tranquil patio while the bubbling pond and established gardens provide the calming backdrop. Insulated and drywalled the double detached garage is the cherry on top of this sensational home. This stunning home simultaneously combines beauty with function and is situated in a much sought-after neighbourhood that borders Confederation Park with several golf courses and cross-country skiing trails, the Winter Club, transit, shops, schools, parks and is an easy commute downtown.**

Inclusions:  
 Property Listed By:

**None**  
**Charles**

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













