



THE
A-TEAM

**RE/MAX
FIRST**

432 23 Avenue, Calgary T2M 1S4

MLS®#: **A2174564**

Area: **Mount Pleasant**

Listing Date: **10/22/24**

List Price: **\$1,199,000**

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:

1,982

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,982

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

DOM

102

Layout

Beds:

6 (3 3)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped

Alley Access,Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Brick,Concrete

Flooring:

Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer

Int Feat:

Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`6"
Bedroom	Second	11`8" x 11`7"
5pc Ensuite bath	Second	15`7" x 8`2"
Bedroom	Basement	10`9" x 9`3"
Living Room	Main	15`0" x 14`8"
Bedroom - Primary	Second	15`1" x 14`3"
3pc Bathroom	Second	8`6" x 7`6"
Bedroom	Basement	11`10" x 12`3"

Room	Level	Dimensions
Kitchen	Main	18`4" x 13`3"
Laundry	Second	5`7" x 8`2"
Bedroom	Basement	9`3" x 9`3"
Living Room	Basement	10`8" x 10`4"
3pc Bathroom	Basement	7`3" x 7`3"
Bedroom	Second	12`1" x 13`6"
Dining Room	Main	11`6" x 15`5"
Mud Room	Main	8`7" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

21290

Remarks

Pub Rmks:

PRESALE OPPORTUNITY--- SECONDARY LEGAL basement suite with 3 Bedrooms. In total 6 bedrooms & 4 bathrooms & double garage. This brand-new SEMI-DETACHED INFILL around 3165 sq ft of living space in the peaceful Mount Pleasant neighborhood south backyard. Inside, the main floor is open and spacious, 10 ft ceiling with natural light shining through windows all day long across the welcoming front foyer w/ a built-in bench and a lovely dedicated dining area, Quartz countertops, custom cabinetry, built-in pantry makes everyday cooking easy and convenient. An oversized central island, stainless steel appliances, patio door, gas fireplace, elegant powder room, and the spacious mudroom w/ tile flooring and full-wall built-in bench w/ hooks completes the main floor level. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the En suite features a barn door entrance, heated floors, a free-standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full 4 Pc bathroom, a full laundry room. But that's not all! This property also features a 3 bedrooms LEGAL basement suite with rental income potential, providing endless possibilities. Live upstairs and rent out the basement to generate extra income or use it as a separate living space for guests or extended family. Families will appreciate the proximity to St Joseph Elementary Junior High School and Ecole de la Rose Sauvage, making it an ideal fit for those with children. With an estimated completion date of Nov/Dec 2024, now is your chance to secure this exceptional home in the perfect location and make it your own. Just a quick 2-minute walk from Confederation Park, this home offers convenient access to downtown via Centre, 4th, and CENTER streets. Don't miss out on this unparalleled opportunity. Contact us today to learn more! \$15,000 credit for appliances.

Inclusions:
Property Listed By:

NONE
Century 21 Bravo Realty

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

