



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)**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,000 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped**  
 Park Feat: **Alley Access,Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,982**  
 Low Sqft:  
 Ttl Sqft: **1,982**

DOM

**60**  
Layout  
 Beds: **6 (3 3)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

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/Bsm: **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     | Room         | Level    | Dimensions    |
|-------------------|----------|----------------|--------------|----------|---------------|
| 2pc Bathroom      | Main     | 5`2" x 5`6"    | Kitchen      | Main     | 18`4" x 13`3" |
| Bedroom           | Second   | 11`8" x 11`7"  | Laundry      | Second   | 5`7" x 8`2"   |
| 5pc Ensuite bath  | Second   | 15`7" x 8`2"   | Bedroom      | Basement | 9`3" x 9`3"   |
| Bedroom           | Basement | 10`9" x 9`3"   | Living Room  | Basement | 10`8" x 10`4" |
| Living Room       | Main     | 15`0" x 14`8"  | 3pc Bathroom | Basement | 7`3" x 7`3"   |
| Bedroom - Primary | Second   | 15`1" x 14`3"  | Bedroom      | Second   | 12`1" x 13`6" |
| 3pc Bathroom      | Second   | 8`6" x 7`6"    | Dining Room  | Main     | 11`6" x 15`5" |
| Bedroom           | Basement | 11`10" x 12`3" | 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**

