



THE A-TEAM

RE/MAX FIRST

440 23 Avenue, Calgary T2M 1S4

MLS®#: A2184102 Area: Mount Pleasant Listing Date: 12/21/24 List Price: \$1,025,000
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: 5,952 sqft
Lot Shape:
Access:
Lot Feat: Back Yard,Other
Park Feat: Double Garage Detached

DOM

20
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey,Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Other,Private Yard
Construction: Brick,Composite Siding
Flooring: Carpet,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator
Int Feat: Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Storage,Walk-In Closet(s),Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Bathroom, Ensuite bath, Walk-In Closet, Bonus Room, Bedroom, Living Room, Dining Room, Mud Room, Bedroom - Primary, Laundry, 4pc Bathroom, and Bedroom with their respective levels and dimensions.

**Bedroom - Primary  
Storage**

**Basement  
Basement**

**13'6" x 11'2"  
9'1" x 5'9"**

**4pc Bathroom  
Game Room**  
Legal/Tax/Financial

**Basement  
Basement**

**11'3" x 4'11"  
18'7" x 12'0"**

Title:  
**Fee Simple**  
Legal Desc:

**21290**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Welcome to this stunning, newly built semi-detached home in the highly sought-after community of Mount Pleasant! Situated on a tranquil street, this meticulously designed 2-storey home boasts modern elegance and luxurious upgrades that will exceed your expectations. Step inside and be greeted by warm oak hardwood floors flowing through the bright dining room with designer lighting. The heart of the home is the chef-inspired kitchen, complete with striking granite countertops and a double waterfall island that seamlessly blends beauty and functionality. Equipped with high-end Bosch appliances, including a 5-burner gas cooktop, built-in oven and microwave, and a sleek chimney-style hood fan, this kitchen is a dream come true for culinary enthusiasts. The living room is centred around a sophisticated gas fireplace, with 8-foot sliding doors that flood the space with natural light and lead to a private deck - ideal for indoor-outdoor entertaining. A thoughtfully designed mudroom with built-in cabinetry and a chic powder room feature gleaming tile floors, creating a perfect balance of style and durability. Upstairs, enjoy the airy feel of 9-ft ceilings and a bonus area, perfect for a work-from-home setup. This level features three generously sized bedrooms, each with custom walk-in closets. The primary suite is a true sanctuary, featuring a coffered ceiling, a spa-like ensuite with a freestanding tub, heated floors, and a walk-in shower with a bench. Conveniently located on this level, the laundry room includes an LG washer and dryer, ample storage, and a sink. The fully finished basement extends the living space with a bright recreation room, complete with a wet bar and space for a wine cooler or fridge and a lovely built-in desk area for the kids. A large bedroom with a walk-in closet and a luxurious full bathroom make this level perfect for guests or additional family members. The mechanical room is well-equipped with a 75-gallon hot water tank and roughed-in in-floor heating. Outside, the oversized double garage is insulated and ready for an EV charging station, with 200-amp service and roughed-in gas heating. Nestled in the vibrant community of Mount Pleasant, this property offers unparalleled access to amenities. Walk to the nearby elementary school and enjoy the attached park, or take a leisurely stroll to Confederation Park, just 15 minutes away. With shopping, dining, and public transit close by, this home offers the perfect combination of convenience and community charm. Don't miss the opportunity to make this exceptional property your forever home!**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX House of Real Estate**

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











