



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**824 23 Avenue, Calgary T2M1T2**

MLS®#: **A2189336**

Area: **Mount Pleasant**

Listing Date: **01/24/25**

List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**8**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

| Room             | Level | Dimensions      |
|------------------|-------|-----------------|
| Living Room      | Main  | 41`10" x 35`10" |
| Kitchen          | Main  | 53`4" x 26`0"   |
| Laundry          | Main  | 26`0" x 19`8"   |
| 2pc Bathroom     | Main  | 19`2" x 15`0"   |
| Bedroom          | Upper | 37`9" x 33`8"   |
| 5pc Ensuite bath | Upper | 41`0" x 26`3"   |
| Family Room      | Lower | 61`9" x 47`10"  |

| Room              | Level | Dimensions     |
|-------------------|-------|----------------|
| Dining Room       | Main  | 47`7" x 31`2"  |
| Office            | Main  | 31`2" x 31`2"  |
| Mud Room          | Main  | 41`10" x 15`7" |
| Bedroom - Primary | Upper | 61`9" x 52`9"  |
| Bedroom           | Upper | 36`1" x 31`2"  |
| 4pc Bathroom      | Upper | 25`5" x 24`10" |
| Bedroom           | Lower | 47`7" x 30`4"  |

**4pc Bathroom  
Furnace/Utility Room**

**Lower  
Lower**

**29`9" x 17`9"  
45`11" x 18`7"**

**Storage**

**Lower**

**30`1" x 16`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**29340**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Fabulous West Mount Pleasant location, a mere block and a half from Confederation Park! This beautifully updated, detached home is the one that you have been waiting for! The main floor features a wide open floor plan with 9 foot ceilings, engineered hardwood flooring, updated lighting, lovely fireplace, new front and back doors, chef's kitchen with full height refinished cabinetry, new hardware and faucet, granite counter tops and newer stainless steel Kitchen Aid appliances, (within the last 5 years). There is a perfect home office just inside the front door, ideal for those working from home, main floor laundry room with sink and large capacity Samsung washer/dryer, updated 2 piece powder room and large back entry mud room perfect for the kids! Ascending to the upper level you will find a massive primary suite with spa like 5 piece ensuite bath with heated tile floors, double sinks, granite counter tops and a large walk in closet. The 2nd and 3rd bedrooms are of a generous size and the 4 piece family bath also features granite counter tops and again all lighting has been updated on this level. The lower level is fully finished featuring a large family room with built in unit perfect for TV and storage, a huge 4th bedroom, an additional 4 piece bathroom with granite counter tops and a finished storage room. The backyard has a lovely cedar deck to relax or entertain on, access to your double garage with paved lane and you will love the permanent Gemstone LED lighting! This home is an absolute must to see!!**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX Real Estate (Mountain View)**

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











