

# \$1,149,500 - 434 23 Avenue Nw, Calgary

MLS® #A2263485

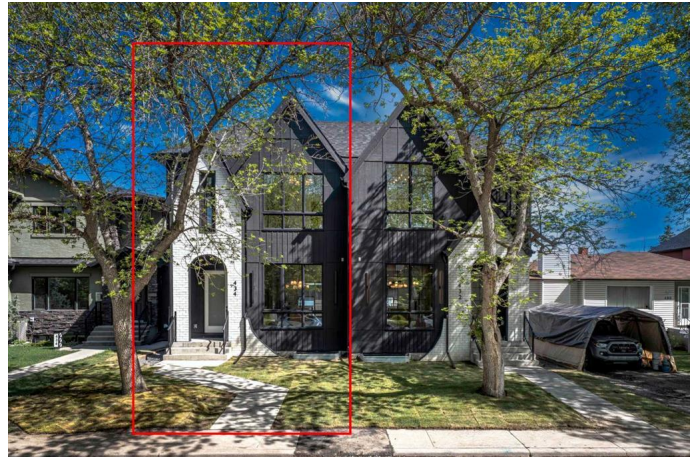
**\$1,149,500**

6 Bedroom, 4.00 Bathroom, 1,808 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Discover inner city luxury in this brand new 6 bedroom masterpiece with a fully legal 3-bedroom basement suite in the heart of the community of Mount Pleasant NW! Offering over 2,800 sq. ft. of beautifully developed living space, this home combines bold design, top-tier finishes, and everyday functionality. The main level features upgraded 10 ft ceilings, oversized windows, and an open-concept layout combined with patio doors leading to the outdoor deck, perfect for entertaining. The designer kitchen features quartz counters, custom cabinetry, a massive island, built-in pantry, and premium stainless-steel appliances. Relax in the elegant living room with a sleek gas fireplace or step out to your sunny private yard. Upstairs, the primary suite is a showstopper with a spa-inspired ensuite with heated floors and huge walk-in closet, accompanied by two more spacious bedrooms and laundry. The legal basement suite offers a separate entrance, 3 bedrooms, a full kitchen, bath, laundry and tons of storage—ideal for rental income or extended family. Complete with a double detached garage, this residence blends timeless elegance with exceptional convenience—offering effortless access to downtown via Centre Street and 4th Street. Perfectly located just steps from Confederation Park, within walking distance to excellent schools including St. Joseph Elementary & Junior High and École de la Rose Sauvage, and only minutes from The Winston Golf Club,



this coveted location truly captures the best of inner-city living.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263485               |
| Price          | \$1,149,500            |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,808                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 434 23 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1S4          |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)                                                                                |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, |

|                 |                                       |
|-----------------|---------------------------------------|
|                 | Washer/Dryer Stacked                  |
| Heating         | Fireplace(s), Forced Air              |
| Cooling         | Central Air, Rough-In                 |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Exterior Entry, Suite |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Lot Description   | Back Lane, Back Yard, Landscaped    |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Cement Fiber Board, Concrete |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | RC2               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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