\$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 storageâ€"ideal for rental income or extended family. Complete with a double detached garage, this residence blends timeless elegance with exceptional convenienceâ€"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 26

Zoning RC2

Listing Details

Listing Office Century 21 Bravo Realty

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