

# \$831,000 - 462 23 Avenue Nw, Calgary

MLS® #A2260135

**\$831,000**

4 Bedroom, 4.00 Bathroom, 1,942 sqft

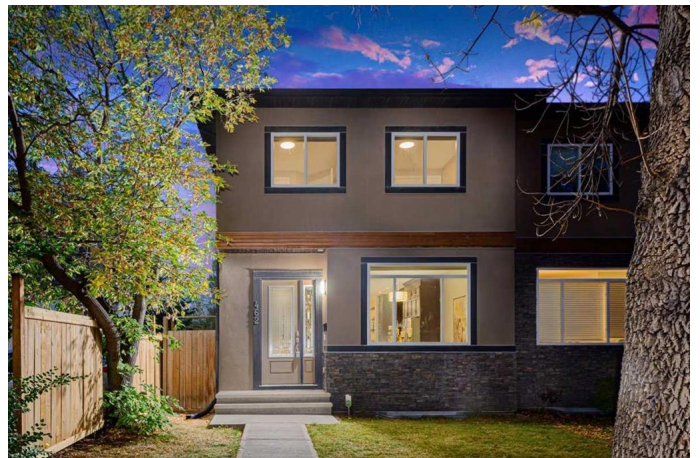
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Don't miss this beautifully renovated 4-bedroom, 4-bath duplex located in the heart of sought after community - Mount Pleasant. Thoughtfully designed with a perfect blend of contemporary style and traditional warmth, this home is ideal for professionals seeking a quick commute to downtown, or families who'll appreciate the close proximity to schools, top rated restaurants, and Confederation park. As you enter, the main floor features soaring ceilings and an open concept layout that creates a bright, airy flow throughout. Anchoring the living space is a striking floor to ceiling stone fireplace, offering both comfort and elegance. The gourmet kitchen features a large island perfect for entertaining and everyday living. Upstairs, the primary suite offers a luxurious retreat with a spa-inspired 5-piece ensuite, while two additional bedrooms and a full bath anchor the master to complete the upper floor. The fully developed lower level is bright, spacious and also has a fourth bedroom and an additional full bathroom - perfect for guests or extended family. This turnkey home combines modern functionality, timeless design, and quality craftsmanship. Set in one of Calgary's most desirable inner-city neighbourhoods, it offers the perfect balance of comfort, convenience, and style.

Built in 2013

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2260135               |
| Price          | \$831,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,942                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 462 23 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1S4          |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street |
| # of Garages   | 2                                                                                       |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Skylight(s) |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings               |
| Heating           | Fireplace(s), Forced Air                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |

|              |                                             |
|--------------|---------------------------------------------|
| Fireplaces   | Gas, Living Room, Mantle, Decorative, Stone |
| Has Basement | Yes                                         |
| Basement     | Full                                        |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden      |
| Lot Description   | Back Lane, Front Yard               |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 54                   |
| Zoning         | R-CG                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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