

# \$949,900 - 410 23 Avenue Nw, Calgary

MLS® #A2219476

**\$949,900**

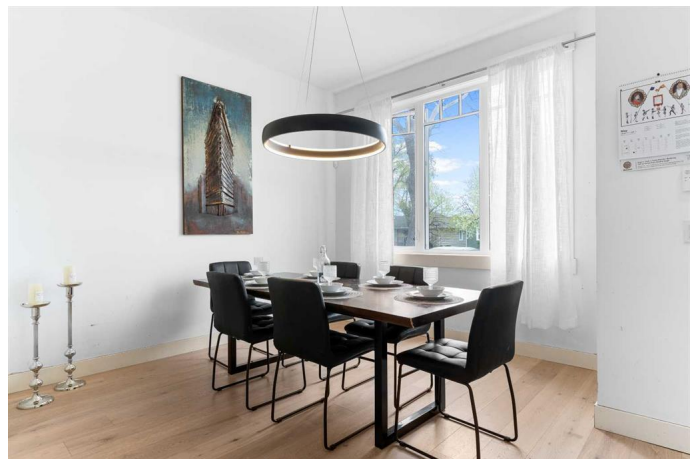
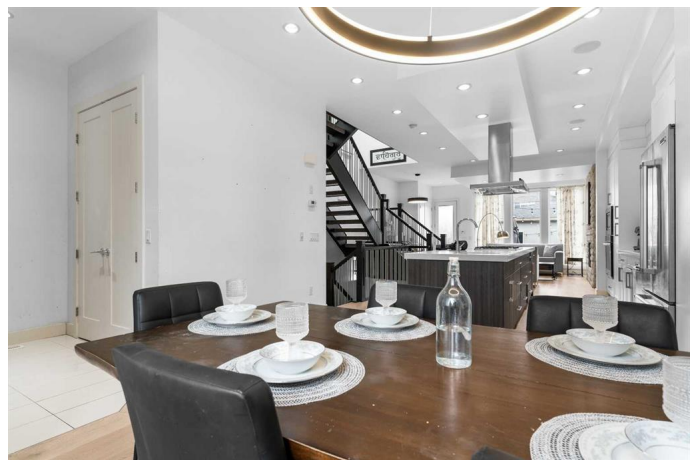
4 Bedroom, 4.00 Bathroom, 1,890 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

\*\*\*OPEN HOUSE - Saturday/Sunday June 22 & 23 from 3-5:30 pm.\*\*\* Nestled in the heart of inner-city sought after Mount Pleasant community, tree-lined streets and stepping into over 2,600 sq ft residence thoughtfully curated across three levels. Vaulted ceilings soar above the open-concept main floor, where two skylights flood the space with incredible natural light. Soaring ten-foot ceilings throughout enhance the home's airy, expansive feel. Sunlight dances across engineered hardwood floors, while plush Berber carpeting upstairs and in the lower level invites you to kick off your shoes and unwind.

The heart of the home is the chef-inspired kitchen: shaker-style cabinetry, stainless-steel appliances, and a dramatic 14-foot quartz island make meal prep a breeze and weekend brunches even more fun. Oversized windows, skylights, and an open-to-below stairwell create seamless sightlines from cooking to relaxing, tying every space together. Upstairs, the master suite is a true retreat, boasting its own vaulted ceiling, a large walk-in closet with built-in shelving, and a spa inspired ensuite complete with a custom built shower (with bench), a deep soaker tub, and sleek fixtures. Two additional generous bedrooms share the upper floor, each warmed by luxurious Berber underfoot. The fully finished lower level offers a versatile hangout area ideal as a home theatre, workout zone, or guest quarter plus a fourth bedroom and ample storage. When



summer evenings roll in, step out onto your private composite deck and fire up the built-in brick pizza oven. There's nothing like dining al fresco under Calgary's starlit sky—whether you're enjoying a quiet dinner for two or hosting an impromptu pizza party with friends. Beyond your doorstep, Mount Pleasant shines with top-rated schools such as the Spanish Bilingual, French School, & TLC Program. sprawling parks, and a delightful mix of caf s and boutiques. You're also just steps from Confederation Park's scenic pathways, playgrounds, and lagoon—perfect for family outings or morning jogs. With downtown minutes away and major transit routes close by, this neighborhood truly offers something for everyone.

Built in 2014

### Essential Information

MLS® #	A2219476
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,890
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	410 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M1S4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Gas Starter, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, BBQ gas line, Lighting
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	42
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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