

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

MLS® #A2260135

\$831,000

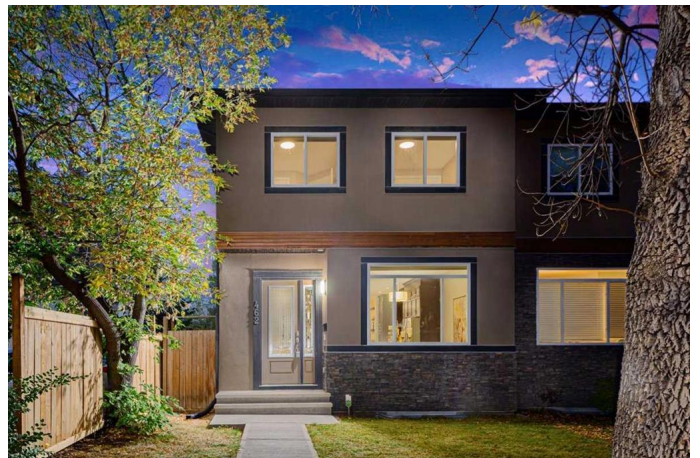
4 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Massive Price Reduction! Open House This Weekend Oct 26th 1-4 PM - 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, Skylight(s), Storage, Walk-In Closet(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	Decorative, Gas, Living Room, Mantle, 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	41
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.