

# \$875,000 - 904 23 Avenue Nw, Calgary

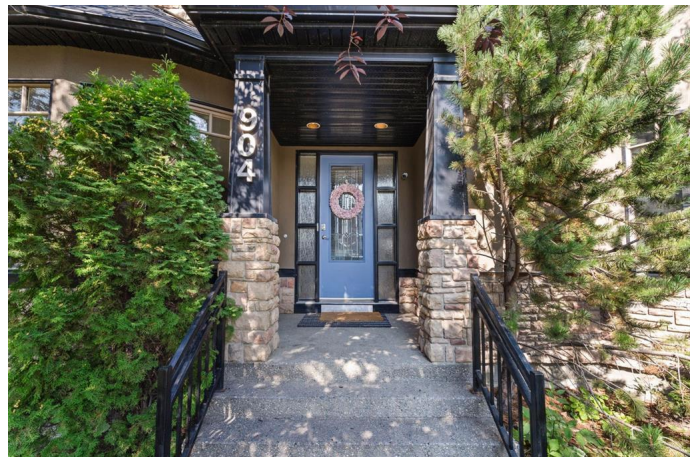
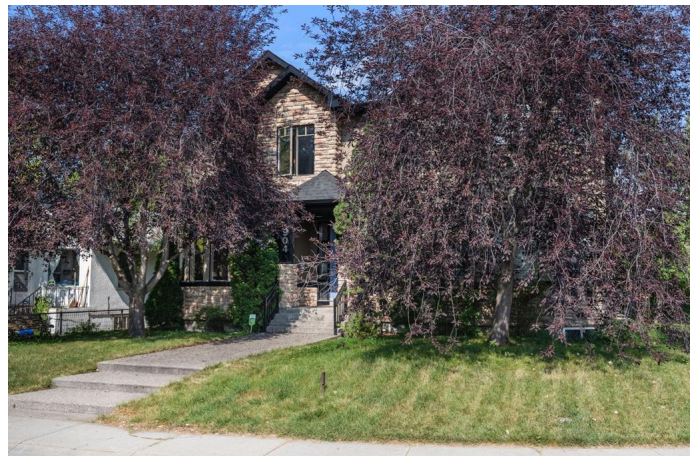
MLS® #A2256934

## \$875,000

3 Bedroom, 4.00 Bathroom, 1,854 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

OPEN HOUSE Saturday Sept. 20 from 2:00 - 4:00 PM | This beautifully upgraded, three-bedroom home strikes the perfect balance of character, comfort, and functionality from top to bottom. It's perfectly designed for easy, city living and is located on one of the best streets in sought-after Mount Pleasant – just a short walk to Confederation Park, Kensington, schools, and transit. As you step inside, you'll find a bright, sun-filled front living room with warm hardwood floors that flow seamlessly into the kitchen and dining area. Cozy up by the gas fireplace with new honeycomb tile, perfect for relaxing family nights or casual get-togethers. The open-concept great room is great for everyday living or entertaining guests with ease. Upstairs, there are three nicely sized bedrooms, a family bathroom, and the convenience of an upper laundry with a newer washer and dryer. The primary bedroom is a true retreat, featuring a stylishly renovated 5-piece ensuite – perfect for unwinding with a long soak in the tub after a busy day. You will love the thoughtfully designed walk-in closet that will store your items in style. The fully-finished basement offers warm cork flooring, a handy kitchenette, and an updated bathroom – making it a cozy spot for guests, family fun, or just relaxing. Outside, you'll find a private urban oasis with a wooden deck, lower stone/concrete patio, and lush greenery to enjoy in every season. Have an Electric Vehicle? The double detached garage is



equipped with an EV charger outlet ready to go! Other recent updates include: a new heat pump, upgraded electrical panel, and additional attic insulation for comfort and efficiency. Come see all that this wonderful home has to offer – it might just be the one you’ve been waiting for!

Built in 2001

**Essential Information**

MLS® #	A2256934
Price	\$875,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,854
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	904 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T4

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Charles
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