

739 23 Avenue NW
Calgary, Alberta

MLS # A2233205



\$789,000

Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Introducing a rare opportunity to own a BRAND NEW, architecturally refined 4-bedroom, 3.5-bathroom townhome, ideally located in the distinguished and highly sought-after community of Mount Pleasant. Encompassing 1,438 square feet of thoughtfully designed living space, this residence blends modern sophistication with everyday comfort — a perfect fit for the cosmopolitan lifestyle. From the moment you step inside, you’ll be welcomed by a sense of quiet luxury. The main floor features soaring 9-foot ceilings, an abundance of natural light from expansive windows, and an open-concept layout designed for both seamless entertaining and cozy everyday moments. The gourmet kitchen is a true highlight, appointed with sleek quartz countertops, premium stainless steel appliances, custom soft-close cabinetry, and a spacious center island that serves as both a functional workspace and a stylish gathering point. Upstairs, the serene primary bedroom offers a spacious walk-in closet and a spa-inspired ensuite with timeless finishes and a tranquil atmosphere. Three additional bedrooms provide ample space for family, guests, or a dedicated home office, complemented by three and a half beautifully finished bathrooms throughout the home. Additional features include a PRIVATE PATIO ideal for enjoying quiet moments or summer evenings, a convenient upper-level laundry area, and an attached garage with driveway parking for added ease. Energy-efficient systems and premium construction standards ensure long-term sustainability and low-maintenance living, backed by a comprehensive new-home warranty for complete peace of mind. Set within the vibrant yet serene Mount Pleasant community, this residence is just moments from top-rated schools, beautiful green spaces, boutique shops, charming cafés, and convenient public

transit — with easy access to major routes and the downtown core. An exceptional offering for the discerning buyer seeking quality, comfort, and style. Don't miss your chance to view this property - book your private showing today!