

**462 23 Avenue NW  
Calgary, Alberta**

**MLS # A2280400**



# \$795,000

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Back on market at a reduced price! Don't miss this beautifully updated 4-bedroom, 4-bath half 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.