



709 23 Avenue NW
Calgary, Alberta

MLS # A2317906



\$899,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,983 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |
| Inclusions: | Awning | | |

Welcome to 709 23 Avenue NW, a stylish and functional semi detached infill in the heart of Mount Pleasant. Fully developed and thoughtfully designed, this home offers the perfect blend of modern finishes, practical spaces, and inner-city convenience. The main floor features a bright open concept layout built for both everyday living and entertaining. The kitchen is the true centrepiece, complete with a massive quartz island, built in oven, extensive cabinetry, and an oversized pantry- a rare feature in infill homes. The spacious dining area easily fits large gatherings, while the comfortable living room overlooks the sunny backyard. Upstairs, the primary retreat offers a spa inspired ensuite with a walk-in shower, deep soaker tub, and a large walk-in closet with custom built-in storage. Two additional bedrooms, a full 4 piece bathroom, and upper floor laundry complete the second level. The fully developed basement adds even more living space with a large media and recreation area, wet bar with bar fridge, fourth bedroom, full bathroom, and separate storage room that works perfectly for extra organization or wine storage. Additional highlights include central air conditioning, a double detached garage, and a south facing backyard with a spacious deck and retractable awning- ideal for summer evenings outdoors. Located just steps from the Mount Pleasant outdoor pool, sportsplex, parks, playgrounds, schools, coffee shops, and restaurants, this home offers an exceptional lifestyle in one of Calgary's most sought after inner city communities.