



**463 23 Avenue NW
Calgary, Alberta**

MLS # A2322000



\$719,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water		

Inclusions: 4 person Jacuzzi with pumping system and water tank

Uncompromising value meets inner-city sophistication in this beautifully updated Mount Pleasant residence. Offering an exceptional price-to-size ratio at under \$400 per square foot, this meticulously maintained home boasts 1,860 square feet of above-grade living space, featuring 4 bedrooms and 3.5 bathrooms. Upon entering, you are greeted by a striking foyer characterized by soaring 12-foot vaulted ceilings. The main floor transitions seamlessly into a sunlit living space centered around a wood-burning fireplace equipped with a natural gas log lighter. The updated chef's kitchen serves as the heart of the home, complete with solid oak cabinetry, a central island, contemporary countertops, and newer appliances (stove, refrigerator, and dishwasher updated in 2022). Adjoining the kitchen is an elegant dining area, perfectly positioned for entertaining. A standout feature of the main level is the south-facing sunroom, which houses a private 4-person hot tub complete with its own dedicated hot water system. The upper level features a spacious primary suite with a private ensuite bathroom, alongside two additional generously sized bedrooms and a full 4-piece bathroom. The lower level offers an exceptionally versatile floor plan, ideal for a media room, home office, or recreation space, complemented by a functional den, laundry area, and abundant utility storage. Extensive, high-value capital improvements provide absolute peace of mind, including: * Mechanical & Structural: Complete removal of Poly-B plumbing lines, fully replaced with durable PEX WATER LINES. * Roofing: PREMIUM ALUMINUM ROOF SHINGLES featuring a transferable warranty valid until March 2059. * HVAC: Energy-efficient TANKLESS WATER HEATER and CENTRAL AIR CONDITIONING installed in 2024. * Cosmetic Refinements (2022): Upgraded contemporary lighting, pristine main-floor

HARDWOOD FLOORING, plush new carpeting across the upper level and staircases, and fresh professional interior paint throughout. Situated on a picturesque, mature tree-lined street in the desirable inner-city community of Mount Pleasant, this home offers an unparalleled lifestyle. Enjoy rapid access to the Downtown core, top-tier schools, local parks, public transit, and the Mount Pleasant Community Sportsplex, alongside the vibrant cafés and boutique shopping of the neighborhood. This property represents a rare turnkey opportunity for growing families and discerning professionals alike.