



GRASSROOTS
REALTY GROUP

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463 23 Avenue NW
Calgary, Alberta

MLS # A2340984



\$699,950

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,851 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Wood	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: 5 person Jacuzzi with pumping system and water tank

Exceptional value meets inner-city sophistication in this beautifully updated Mount Pleasant residence. Offering an outstanding price-to-size ratio at under \$377 per square foot, this meticulously maintained home provides 1,860 sq. ft. of above-grade living space with 4 bedrooms and 3.5 bathrooms. Step inside to an impressive foyer highlighted by soaring 12-foot vaulted ceilings, setting the tone for the bright and inviting interior. The main floor flows effortlessly into a spacious living area anchored by a wood-burning fireplace with a natural gas log lighter, creating a warm and welcoming atmosphere. At the heart of the home is the updated kitchen, featuring solid oak cabinetry, a large central island, contemporary countertops, and newer appliances, including the stove, refrigerator, and dishwasher updated in 2022. The adjoining dining area offers an ideal setting for both everyday living and entertaining. One of the home's most unique features is the south-facing sunroom. Upstairs, the spacious primary suite includes a private ensuite, while two additional generously sized bedrooms and a full 4-piece bathroom provide plenty of room for family or guests. The lower level offers exceptional flexibility, with space well suited for a media room, recreation area, home office, or fitness space. A functional den, laundry area, additional bathroom, and ample utility and storage space complete this level. Extensive capital improvements add tremendous value and peace of mind. The Poly-B plumbing has been completely removed and replaced with durable PEX water lines. Premium aluminum roof shingles offer outstanding longevity and include a transferable warranty valid until March 2059. A high-efficiency tankless water heater and central air conditioning were installed in 2024. Additional updates completed in 2022 include contemporary lighting, beautiful

main-floor hardwood flooring, new carpeting throughout the upper level and staircases, fresh professional interior paint, and updated kitchen appliances. Ideally situated on a picturesque, mature tree-lined street in the highly desirable inner-city community of Mount Pleasant, this home offers exceptional access to downtown, schools, parks, public transit, the Mount Pleasant Community Sportsplex, local caf  s, restaurants, and boutique shopping. With its generous square footage, extensive upgrades, unique amenities, and exceptional location, this is a rare turnkey opportunity for families and professionals looking to enjoy the very best of inner-city Calgary living.