



GRASSROOTS
REALTY GROUP

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723 23 Avenue NW
Calgary, Alberta

MLS # A2343639



\$824,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,800 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: None.

Welcome to this gorgeous duplex located on a quiet street in the desirable community of Mount Pleasant! Impressive curb appeal and a modern design blends with a highly functional layout boasting 4 beds / 3.5 baths and over 2580 sq ft of finished living area. Upon entry the open concept is exemplified with an inviting living room and dining room which is separated by a rustic rock faced 3-sided fireplace. The kitchen is equipped with upgraded stainless steel appliances including a gas stove, many additional pot light fixtures, espresso colour kitchen cabinets, and loads of granite counter space and storage. There is also a built-in computer desk, a 2 piece bath completes this floor. Upstairs, the primary bedroom features a vaulted ceiling, a large walk-in closet, and a private 4 piece ensuite. There are also another two large bedrooms, and a 4 piece bathroom on this floor. The lower level has a 9 feet ceiling, and it is fully finished with the 4th bedroom, a large recreation room, a laundry room with the laundry sink, and a 4 piece bathroom. Stepping to the south exposure deck, low maintenance landscaped backyard and the oversized double detached garage, you will immediately want to spend your summer evenings outside. Enjoy the convenience of living within blocks of Confederation Park, downtown Calgary and all other amenities. Unbeatable Value! Book your showing today!