

# \$975,000 - 421 23 Avenue Nw, Calgary

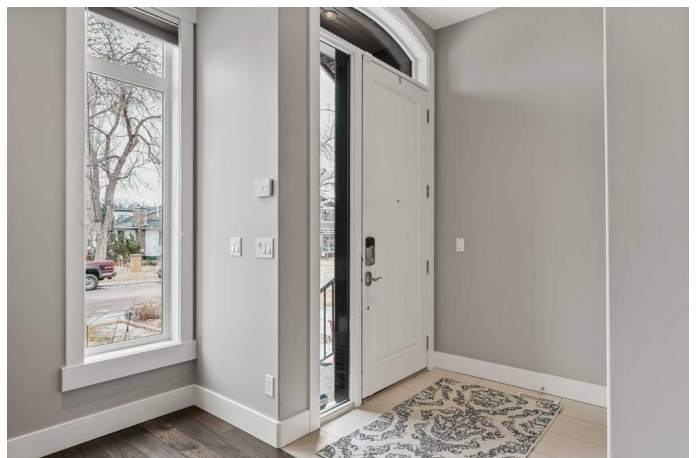
MLS® #A2210106

**\$975,000**

4 Bedroom, 4.00 Bathroom, 1,926 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

This luxurious inner-city dream home is mere steps to Confederation Park! Ideally located on a quiet treelined street with beautiful curb appeal providing immediate wow factor. Inside this gorgeous sanctuary is an upscale retreat that perfectly balances style with function. High-end upgrades include central air conditioning, built-in speakers, grand 10'™ ceilings and designer finishes throughout. Floor-to-ceiling windows frame mature tree views from the front flex room creating a tranquil space for an open and airy office or formal dining area. The stunning kitchen is the hub of the home inspiring culinary adventures with a Wolf gas stove, full-height cabinets, stone countertops and a centre island to gather around. Designer lighting adorns the adjacent dining room creating a casually elegant backdrop to your family meals and entertaining. Overlooking the tranquil backyard, the living room invites relaxation in front of the fireplace flanked by built-ins. The primary bedroom on the upper level is an opulent escape with a gorgeous feature wall and tray ceilings. A 3-sided fireplace bestows a cozy atmosphere for relaxing in bed or in the indulgent soaker tub in the lavish ensuite also boasting dual sinks and an oversized multi-head shower. A massive custom closet further adds to the allure of this incredible owner's™ haven. Both additional bedrooms on this level are spacious and bright, sharing the stylish 4-piece bathroom. Laundry with a sink and storage conveniently completes this



level. An entertainer's dream space awaits in the finished basement ideal for gathering with friends and family enjoying sporting events, movies and more, then convene around the pub-style wet bar for easy drink and snack refills with 2 fridges and a dishwasher, no need to haul dishes up and down the stairs! A 4th bedroom and another chic bathroom are also on this level. Beautifully landscaped the peaceful backyard with sunny south exposure will have you spending summer evenings barbequing or unwinding on the serene patio under the pergola. Low-maintenance landscaping allows for ample space for kids and pets to play that you don't have to mow! All privately fenced and nestled behind the double detached garage. This exceptional home is phenomenally located in a much sought-after neighbourhood that borders Confederation Park with several golf courses and cross-country skiing trails, the Winter Club, lots of transit options, diverse shops, great schools, endless parks and is an easy commute downtown.

Built in 2014

### Essential Information

MLS® #	A2210106
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,926
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

### Community Information

Address 421 23 Avenue Nw  
Subdivision Mount Pleasant  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 1S5

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Living Room, Master Bedroom, Three-Sided  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting, Private Yard  
Lot Description Back Lane, Back Yard, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 10th, 2025  
Days on Market 10

Zoning R-CG

## **Listing Details**

Listing Office Charles

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.