

# \$1,149,500 - 432 23 Avenue Nw, Calgary

MLS® #A2245496

**\$1,149,500**

6 Bedroom, 4.00 Bathroom, 1,957 sqft  
Residential on 0.07 Acres

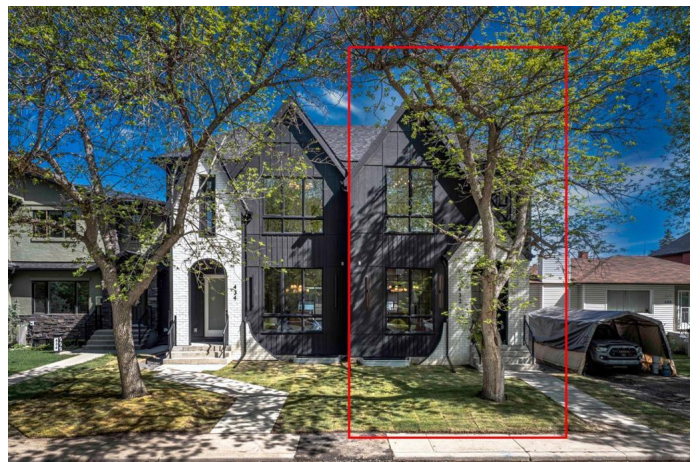
Mount Pleasant, Calgary, Alberta

Brand New 6-Bedroom Home with Legal Basement Suite in Mount Pleasant!  
Welcome to this stunning brand-new semi-detached infill offering over 3,100 sq ft of luxurious living space, including a legal 3-bedroom basement suite with a separate entrance—perfect for extended family or rental income!

Located on a quiet street in the sought-after Mount Pleasant neighborhood with a north-facing backyard, this beautifully designed home features a total of 6 bedrooms and 4 bathrooms, along with a double detached garage.

The main floor showcases a bright and open layout with 10 ft ceilings and abundant natural light. Enjoy upscale finishes throughout, including custom cabinetry, quartz countertops, a built-in pantry, and a spacious central island with stainless steel appliances. The inviting dining area flows effortlessly into the cozy living room, complete with a gas fireplace and large patio doors. A well-appointed mudroom with tile flooring and a full-wall built-in bench, plus a stylish powder room, complete the main floor.

Upstairs, the primary suite is a true retreat, featuring a vaulted ceiling, large walk-in closet with built-in shelving, and a spa-inspired 5-piece ensuite with heated floors, free-standing tub, and a tiled steam shower



with a built-in bench. Two additional spacious bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level.

The legal basement suite boasts 3 bedrooms, a full kitchen, bathroom, and private entrance—ideal for generating rental income or accommodating multi-generational living.

Just steps from Confederation Park, and within walking distance to St. Joseph Elementary & Junior High School and École de la Rose Sauvage, this home offers quick access to downtown via Centre, 4th, and Centre Street.

Don't miss this exceptional opportunity to own a versatile and beautifully finished home in a prime inner-city location. Contact us today to book your private showing

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245496               |
| Price          | \$1,149,500            |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,957                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 432 23 Avenue Nw |
| Subdivision | Mount Pleasant   |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2M 1S4 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)                                                                                                                          |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, ENERGY STAR Qualified Dishwasher |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                       |
| Cooling           | Rough-In                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Finished, Full, Suite, Exterior Entry                                                                                                                                                                          |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Lot Description   | Back Lane, Back Yard, Landscaped    |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Cement Fiber Board, Concrete |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 49               |
| Zoning         | RC2              |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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