



## 739 23 Avenue Calgary Alberta

\$789,000

Introducing a rare opportunity to own a BRAND NEW, architecturally refined 4-bedroom, 3.5-bathroom townhome, ideally located in the distinguished and highly sought-after community of Mount Pleasant. Encompassing 1,438 square feet of thoughtfully designed living space, this residence blends modern sophistication with everyday comfort -- a perfect fit for the cosmopolitan lifestyle. From the moment you step inside, you'll be welcomed by a sense of quiet luxury. The main floor features soaring 9-foot ceilings, an abundance of natural light from expansive windows, and an open-concept layout designed for both seamless entertaining and cozy everyday moments. The gourmet kitchen is a true highlight, appointed with sleek quartz countertops, premium stainless steel appliances, custom soft-close cabinetry, and a spacious center island that serves as both a functional workspace and a stylish gathering point. Upstairs, the serene primary bedroom offers a spacious walk-in closet and a spa-inspired ensuite with timeless finishes and a tranquil atmosphere. Three additional bedrooms provide ample space for family, guests, or a dedicated home office, complemented by three and a half beautifully finished bathrooms throughout the home. Additional features include a PRIVATE PATIO ideal for enjoying quiet moments or summer evenings, a convenient upper-level laundry area, and an attached garage with driveway parking for added ease. Energy-efficient systems and premium construction standards ensure long-term sustainability and low-maintenance living, backed by a comprehensive new-home warranty for complete peace of mind. Set within the vibrant yet serene Mount Pleasant community, this residence is just moments from top-rated schools, beautiful green spaces, boutique shops, charming cafes, and convenient public transit -- with easy access to major routes and the downtown core. An exceptional o...

4pc Bathroom 4.83 Ft x 7.92 Ft

Bedroom 16.00 Ft x 9.75 Ft

Recreational, Games room 18.42 Ft x 8.92 Ft

Furnace 9.83 Ft x 8.08 Ft

2pc Bathroom 6.92 Ft x 4.67 Ft

Dining room 12.17 Ft x 9.83 Ft

Living room 18.92 Ft x 10.17 Ft

4pc Bathroom 7.42 Ft x 8.75 Ft

5pc Bathroom 8.25 Ft x 14.08 Ft

Bedroom 9.50 Ft x 10.33 Ft

Bedroom 9.58 Ft x 9.83 Ft

Primary Bedroom 10.92 Ft x 12.08 Ft

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Listing Presented By:



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