



## 236 23 Avenue Calgary Alberta

\$789,900

Excellent value for a modern home with all the functional design to meet your needs, with luxury finishings and style. With aggregate walks and Hardie board details, a quality finish with a traditional character style the exterior expresses attractive curb appeal. There is a formal front dining room, a spacious front foyer, and attractive hardwood floors through the main level. The central kitchen with granite counters, has wood cabinets, stainless steel appliances, a corner pantry, and a large center island. The living room enjoys a natural gas fireplace with slate stone surround, and a half bath and closet storage complete the main floor with the three bedrooms upstairs, 2 full bathrooms, and an elegant full primary ensuite & walk-in closet. The upper level enjoys vaulted ceilings and is light and bright. The basement is fully developed, with a 4th bedroom and third full bathroom. Plenty of storage a two-car detached garage and a fully fenced backyard. In TuxedoMt Pleasant this community provides ease of access to all sectors of the city, including downtown, the airport, shopping, all levels of schools, and a great collection of shops and amenities walkable from 4 ST NW to Edmonton Trail. Act fast, this home surely will not last. (id:6769)

Laundry room 7.92 Ft x 5.33 Ft  
 Primary Bedroom 15.33 Ft x 12.83 Ft  
 Bedroom 12.42 Ft x 9.92 Ft  
 Bedroom 12.50 Ft x 9.75 Ft  
 4pc Bathroom 8.92 Ft x 4.92 Ft  
 5pc Bathroom 11.75 Ft x 8.33 Ft  
 Family room 21.42 Ft x 13.42 Ft  
 Furnace 11.08 Ft x 7.67 Ft

Storage 8.75 Ft x 5.33 Ft  
 Bedroom 16.75 Ft x 8.58 Ft  
 4pc Bathroom 8.67 Ft x 4.92 Ft  
 Kitchen 13.83 Ft x 13.08 Ft  
 Living room 17.42 Ft x 14.67 Ft  
 Dining room 13.00 Ft x 10.92 Ft  
 2pc Bathroom 5.58 Ft x 4.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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