



## 414 23 Avenue Calgary Alberta

\$879,000

LOCATION! LOCATION! LOCATION! Are you looking to move to INNER-CITY CALGARY? Well look no further  
\*\*\*Welcome to this 2700+ SQ FT UPGRADED HALF-DUPLEX IN MOUNT PLEASANT THAT IS MINUTES FROM DOWNTOWN AND HAS EASY ACCESS TO 16TH AVE NW (HIGHWAY 1), CENTRE ST N, SAIT, U OF C, CONFEDERATION PARK & GOLF AND MUCH MORE\*\*\* - FEATURING 4 WELL SIZED BEDROOMS & 4 BATHS - FULLY FINISHED BASEMENT WITH WET BAR & BUILT-IN - DOUBLE DETACHED GARAGE - BEAUTIFUL LANDSCAPING & PATIO - Simple and functional Open Floorplan Concept! On the main level, you will find a living room, half bath, dining, family room and upgraded kitchen with stunning cabinetry, quartz countertops and stainless steel appliances! The upper level offers 3 bedrooms and 2 FULL baths (ensuite included). Of the 3 bedrooms, 1 is the master that boasts a spa like 5 PC ensuite with HEATED FLOOR & STEAM SHOWER as well as a stunning W.I.C! The laundry feature is conveniently located on the upper level! It does not end here - the FULLY FINISHED BASEMENT offers a huge rec room with WET BAR, a bedroom and FULL bath! This home is filled with upgrades and in an awesome location! Call your favorite realtor for a showing today! (id:6769)

Recreational, Games room 19.17 Ft x 22.92 Ft

3pc Bathroom 5.50 Ft x 8.50 Ft

Bedroom 12.42 Ft x 10.25 Ft

Living room 14.08 Ft x 10.58 Ft

2pc Bathroom 4.58 Ft x 5.25 Ft

Dining room 11.08 Ft x 14.42 Ft

Kitchen 9.00 Ft x 13.58 Ft

Family room 19.42 Ft x 12.50 Ft

Bedroom 14.17 Ft x 10.83 Ft

Laundry room 5.25 Ft x 9.33 Ft

4pc Bathroom 5.58 Ft x 8.33 Ft

Bedroom 9.92 Ft x 11.17 Ft

Primary Bedroom 13.67 Ft x 14.08 Ft

5pc Bathroom 6.00 Ft x 16.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.sggrealestate.ca/>

**RE/MAX Realty Professionals**

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