



432 23 Avenue Calgary Alberta

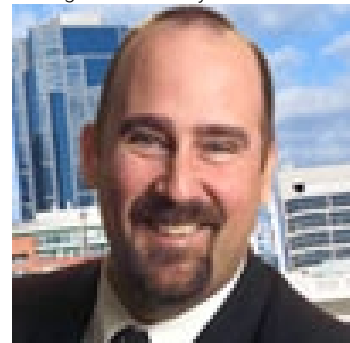
\$1,089,000

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! Seller will guarantee rent of \$2500 per month for one year! 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 Ecole 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 beautiful...

- Bedroom 11.67 Ft x 11.58 Ft
- Laundry room 5.58 Ft x 8.17 Ft
- 5pc Bathroom 15.58 Ft x 8.17 Ft
- Primary Bedroom 15.08 Ft x 14.25 Ft
- Bedroom 12.08 Ft x 13.50 Ft
- 3pc Bathroom 8.50 Ft x 7.50 Ft

- Living room 10.67 Ft x 10.33 Ft
- 3pc Bathroom 7.25 Ft x 7.25 Ft
- Bedroom 11.83 Ft x 12.25 Ft
- 2pc Bathroom 5.17 Ft x 5.50 Ft
- Kitchen 18.33 Ft x 13.25 Ft
- Living room 15.00 Ft x 14.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

<http://balkooner.ca/>

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Bedroom 9.25 Ft x 9.25 Ft

Bedroom 10.75 Ft x 9.25 Ft

Dining room 11.50 Ft x 15.42 Ft

Other 8.58 Ft x 5.08 Ft