



## 440 23 Avenue Calgary Alberta

\$1,025,000

Welcome to this stunning, newly built semi-detached home in the highly sought-after community of Mount Pleasant! Situated on a tranquil street, this meticulously designed 2-storey home boasts modern elegance and luxurious upgrades that will exceed your expectations. Step inside and be greeted by warm oak hardwood floors flowing through the bright dining room with designer lighting. The heart of the home is the chef-inspired kitchen, complete with striking granite countertops and a double waterfall island that seamlessly blends beauty and functionality. Equipped with high-end Bosch appliances, including a 5-burner gas cooktop, built-in oven and microwave, and a sleek chimney-style hood fan, this kitchen is a dream come true for culinary enthusiasts. The living room is centred around a sophisticated gas fireplace, with 8-foot sliding doors that flood the space with natural light and lead to a private deck - ideal for indoor-outdoor entertaining. A thoughtfully designed mudroom with built-in cabinetry and a chic powder room feature gleaming tile floors, creating a perfect balance of style and durability. Upstairs, enjoy the airy feel of 9-ft ceilings and a bonus area, perfect for a work-from-home setup. This level features three generously sized bedrooms, each with custom walk-in closets. The primary suite is a true sanctuary, featuring a coffered ceiling, a spa-like ensuite with a freestanding tub, heated floors, and a walk-in shower with a bench. Conveniently located on this level, the laundry room includes an LG washer and dryer, ample storage, and a sink. The fully finished basement extends the living space with a bright recreation room, complete with a wet bar and space for a wine cooler or fridge and a lovely built-in desk area for the kids. A large bedroom with a walk-in closet and a luxurious full bathroom make this level perfect for guests or additional famil...

5pc Bathroom 15.58 Ft x 8.33 Ft  
 Primary Bedroom 15.08 Ft x 13.33 Ft  
 Other 9.17 Ft x 6.00 Ft  
 Laundry room 9.17 Ft x 5.67 Ft  
 Bonus Room 10.58 Ft x 8.92 Ft  
 4pc Bathroom 9.08 Ft x 5.00 Ft

4pc Bathroom 11.25 Ft x 4.92 Ft  
 Storage 9.08 Ft x 5.75 Ft  
 Recreational, Games room 18.58 Ft x 12.00 Ft  
 Other 6.58 Ft x 6.50 Ft  
 Living room 14.42 Ft x 13.83 Ft  
 Kitchen 19.92 Ft x 13.67 Ft

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 11.42 Ft x 9.83 Ft

Bedroom 12.67 Ft x 9.83 Ft

Primary Bedroom 13.50 Ft x 11.17 Ft

Dining room 10.83 Ft x 13.33 Ft

2pc Bathroom 5.83 Ft x 5.17 Ft

Other 11.92 Ft x 5.83 Ft