

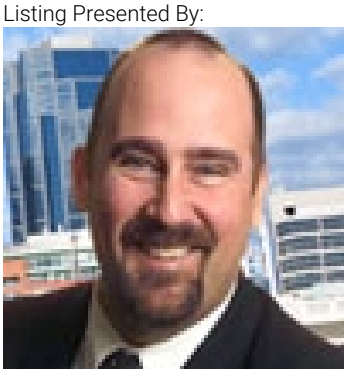
450 23 Avenue Calgary Alberta

$879,000

Welcome to this spacious and versatile character home in the desirable inner-city community of Mount Pleasant! Originally built as a bungalow with a substantial addition, this unique property offers over 2,300+ sq. ft. of living space above grade, with plenty of room for a growing family. The property is zoned R-C2. A beautifully landscaped front yard with mature trees makes you feel like you are in park. Enter the inviting living room, featuring hardwood flooring and a cozy wood-burning fireplace. The adjoining dining room provides a comfortable space for entertaining, while the open area kitchen with a pantry and breakfast bar overlooks the private backyard. The main floor also features two bedrooms, a full bathroom, and the convenience of main-floor laundry. The upper-level addition, provides an abundance of additional living space, including three bedrooms, a spacious family room with a skylight and a bathroom featuring an oversized shower. The developed lower level offers even more flexibility, with a family room featuring an electric fireplace, a versatile flex room, additional storage, and a mechanical room. Situated on a generous lot, the property offers a large sunny backyard with raspberry bushes, a garden, a firepit, a concrete pad for recreational use or additional parking, a spacious covered deck, and a single detached garage. Located in a vibrant community just minutes from Downtown, SAIT, and Confederation Park, boasting one of the few outdoor pools in the city, excellent schools within walking distance, restaurants, cafes, North Mount Pleasant Arts Center, Mount Pleasant Sportsplex and the renowned Planation Garden Centre, this property offers an excellent opportunity for buyers looking for unique home , a substantial lot and the convenience of inner-city living. With five bedrooms above grade, multiple family rooms and flexible living area...

Bedroom 10.33 Ft x 10.17 Ft
Primary Bedroom 12.58 Ft x 10.17 Ft
3pc Bathroom 8.17 Ft x 12.33 Ft
Bonus Room 22.58 Ft x 14.58 Ft
3pc Bathroom 5.92 Ft x 5.08 Ft
Recreational, Games room 36.42 Ft x 22.75 Ft
Eat in kitchen 15.08 Ft x 11.42 Ft
Kitchen 17.92 Ft x 11.42 Ft
Dining room 10.33 Ft x 13.00 Ft
Laundry room 9.25 Ft x 5.25 Ft
Living room 13.58 Ft x 19.83 Ft
Bedroom 14.67 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Storage 8.00 Ft x 11.33 Ft

Furnace 17.25 Ft x 11.33 Ft

4pc Bathroom 5.00 Ft x 6.75 Ft

Bedroom 12.08 Ft x 11.58 Ft

Bedroom 10.75 Ft x 12.33 Ft