



828 23 Avenue Calgary Alberta

\$1,270,000

Welcome to this astonishing THREE-STORY detached infill property, situated in the tranquil community of Mount Pleasant, and is only a few blocks away from Confederation Park. This stunning home offers a capacious, open floor plan, with over 3400 square-feet of living space, 4 bedrooms, 4.5 bathrooms, third-storey Balcony, and engineered hardwood throughout the upper three levels, making it a flawless fit for families looking for a pleasant everyday living space. The main level features elegant wainscoting details with the dining room, situated at the front of the home, bringing in an ample amount of natural light, as well as a central chef's kitchen, which features elegant finishes, including full-height shaker cabinetry, tile backsplash, modern hood fan canopy, sizeable island which hosts a dual basin undermount sink, and high-end Jenn-Air Appliances. The living room, situated at the back of the homes, comes complete with an inset gas fireplace surrounded with a custom built-in mantle, as well as direct access to the fully fenced backyard via the glass door. The second level comes complete with a bright bonus room, a secondary bedroom with a built-in closet and adjacent 4-pc bathroom, as well as an exquisite junior suite, which features a spacious custom-built walk-in closet and a 5-pc ensuite, with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access. The third storey is exclusive to the master suite, which comes complete with a vaulted ceiling, large windows, and an astonishing 5-pc ensuite which also features a dual sink vanity, a glass steam shower, a large soaker tub, separate toilet access, as well as capacious walk-in-closet. Adjacent to this space is the large loft/sitting area right outside of the primary suite which features an ample amount of natural light, and leads directly to the front, south-facing balcony. The fully fin...

- 4pc Bathroom 5.00 Ft x 8.83 Ft
- 5pc Bathroom 6.83 Ft x 19.33 Ft
- Bedroom 12.92 Ft x 10.33 Ft
- Bedroom 12.17 Ft x 18.67 Ft
- Laundry room 7.00 Ft x 5.00 Ft
- Bonus Room 12.42 Ft x 13.92 Ft

- Other 10.58 Ft x 5.83 Ft
- 3pc Bathroom 5.00 Ft x 8.58 Ft
- Recreational, Games room 14.83 Ft x 17.75 Ft
- Bedroom 9.00 Ft x 13.50 Ft
- Other 11.42 Ft x 9.92 Ft
- Living room 17.17 Ft x 17.17 Ft

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Listing Presented By:



Originally Listed by:
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#10, 6020 - 1A ST SW , Calgary, AB,

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

5pc Bathroom 11.58 Ft x 13.17 Ft
Family room 17.75 Ft x 14.83 Ft
Primary Bedroom 16.00 Ft x 16.00 Ft

Kitchen 12.67 Ft x 19.33 Ft
Dining room 10.33 Ft x 14.75 Ft
2pc Bathroom 5.17 Ft x 6.83 Ft