

\$1,149,500 - 432 23 Avenue Nw, Calgary

MLS® #A2245496

\$1,149,500

6 Bedroom, 4.00 Bathroom, 1,957 sqft

Residential on 0.07 Acres

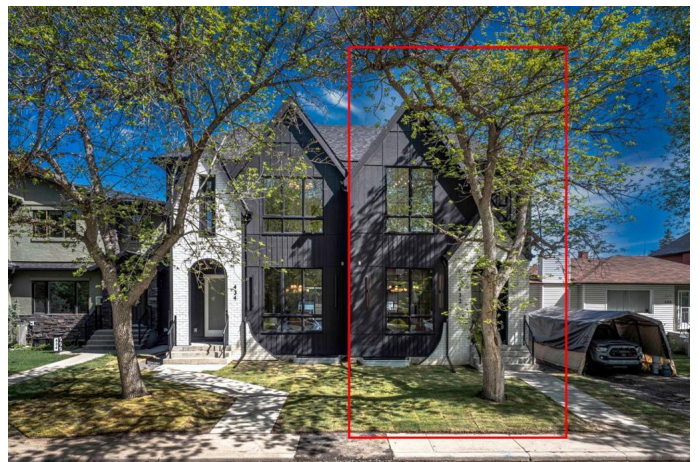
Mount Pleasant, Calgary, Alberta

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!

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 École 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 beautifully finished home in a prime inner-city location. Contact us today to book your private showing

Built in 2025

Essential Information

MLS® #	A2245496
Price	\$1,149,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,957
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	432 23 Avenue Nw
Subdivision	Mount Pleasant

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, ENERGY STAR Qualified Dishwasher
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	75
Zoning	RC2

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.