

**423 23 Avenue NW**  
**Calgary, Alberta**

**MLS # A2315111**



**\$929,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	none.		

Imagine arriving home to a luxurious inner-city retreat where no detail has been overlooked &mdash; a modern, elegant residence resting just steps from the endless activities at Confederation Park. From the moment you turn onto the street, the stunning architecture and outstanding curb appeal draw you in, hinting at the sophistication waiting beyond the front door. Step inside and feel the home open up around you &mdash; bright, spacious, and ready for its next chapter. Freshly refinished hardwood floors gleam across the main level, soaring 10' ceilings stretch overhead, and oversized windows pour natural light into every corner, while central air conditioning, built-in speakers, and upscale designer details whisper of everyday luxury. The front dining room sets the stage for unforgettable meals, framed by a generous picture window, with extended cabinetry tucking away lesser-used pieces and display shelves on the feature wall adding a touch of whimsy. Wander into the chef's dream kitchen and let your culinary adventures begin. Sleek cabinetry, quartz countertops, and stainless steel appliances &mdash; gas stove included &mdash; surround two oversized islands with casual seating, perfect for hosting Sunday brunch or weeknight wine with friends. Just beyond, the living room invites you to settle in front of the focal fireplace, where oversized windows frame serene backyard views and clever built-ins keep media discreetly stored while showcasing your most cherished treasures. Ascend the open-riser staircase and step into your private sanctuary. The primary bedroom is an owner's oasis &mdash; grand 10' ceilings, a striking feature wall, a custom walk-in closet, and a lavish 5-piece ensuite finished with updated tile, in-floor heating, dual sinks, a deep soaker tub, and an opulent steam shower. Two additional bedrooms, another full bathroom, and a convenient laundry

room round out this level. Downstairs, the finished basement carries the same sophisticated style throughout. Gather in the rec room around the built-in media area for games and movie nights, with a fantastic wet bar saving you the trip upstairs for drinks and snacks. A fourth guest bedroom, full bathroom, and generous storage complete the lower level. Step outside into a gorgeously landscaped backyard with sunny south exposure &mdash; your private escape for summer evenings spent barbecuing on the tranquil patio, the bubbling pond and established gardens setting a calming, almost meditative backdrop. The insulated and drywalled double detached garage is the cherry on top &mdash; equal parts practical and polished. This is more than a house &mdash; it's a home that masterfully balances beauty and function, set in one of Calgary's most sought-after neighbourhoods. With Confederation Park at your doorstep and several golf courses, cross-country ski trails, the Winter Club, transit, shops, schools, and an easy commute downtown all close at hand, the only question left is when you'll make it yours.