

\$834,900 - 902 23 Avenue Nw, Calgary

MLS® #A2259047

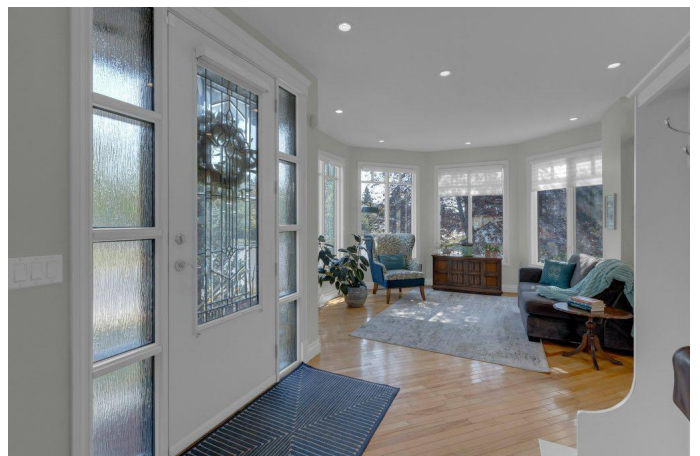
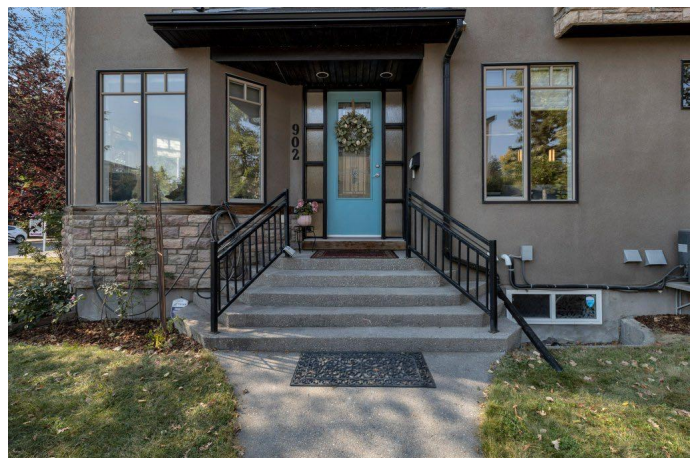
\$834,900

4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

****Open House Sunday September 28 from 12-2pm**** Welcome to 902 23rd Avenue NW, a beautifully appointed home nestled in the heart of Mount Pleasant - one of Calgary's most sought after inner-city communities. This spacious and thoughtfully designed south-facing property offers four bedrooms and three and a half bathrooms - making it ideal for families, professionals, or investors seeking location and lifestyle. The open concept main floor showcases a stylish updated kitchen complete with SS appliances and large pantry, a dining and living/sitting area, a family room with a gas fireplace and a convenient half bathroom. The upper floor presents three generously sized bedrooms, including a luxurious primary suite with private 5pc. ensuite bathroom and a second full 4pc. bathroom for added convenience. A laundry area in the upper floor feature enclosed double doors allowing for a sleek, tidy look. The fully finished basement boasts a large guest bedroom and its own full bathroom - perfect for visitors, extended family, or a private home office setup. The open flexible rec room, equipped with a wet bar, is ideal for entertaining or movie night with the family. Step outside onto a private, fully fenced backyard offering a cozy and relaxing outdoor living retreat to a detached double garage. In addition, you can enjoy a meticulously cared for vegetable garden. Notable updates over the last 10 years; kitchen, roof, A/C, furnace and carpet; dryer 2 years old. This beautiful



corner home highlights a perfect blend of quiet, tree-lined streets with the vibrancy of urban living. Enjoy the short walks and close proximity to Confederation Park, cafes and restaurants, schools, the North Mount Pleasant Arts Centre, outdoor pool, sportsplex and community hall. This is your chance to own a stylish home in a location that truly has it all! Donâ€™t miss your opportunity to view this fantastic property. Book your private showing today!

Built in 2001

Essential Information

MLS® #	A2259047
Price	\$834,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,845
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	902 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage

	Faces Rear, Off Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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