

**410 23 Avenue NW
Calgary, Alberta**

MLS # A2219476



\$975,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,890 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Nestled in the heart of inner-city sought after Mount Pleasant community, tree-lined streets and stepping into over 2,600 sq ft residence thoughtfully curated across three levels. Vaulted ceilings soar above the open-concept main floor, where two skylights flood the space with incredible natural light. Soaring ten-foot ceilings throughout enhance the home's airy, expansive feel. Sunlight dances across engineered hardwood floors, while plush Berber carpeting upstairs and in the lower level invites you to kick off your shoes and unwind. The heart of the home is the chef-inspired kitchen: shaker-style cabinetry, stainless-steel appliances, and a dramatic 14-foot quartz island make meal prep a breeze and weekend brunches even more fun. Oversized windows, skylights, and an open-to-below stairwell create seamless sightlines from cooking to relaxing, tying every space together. Upstairs, the master suite is a true retreat, boasting its own vaulted ceiling, a large walk-in closet with built-in shelving, and a spa inspired ensuite complete with a custom built shower (with bench), a deep soaker tub, and sleek fixtures. Two additional generous bedrooms share the upper floor, each warmed by luxurious Berber underfoot. The fully finished lower level offers a versatile hangout area ideal as a home theatre, workout zone, or guest quarter plus a fourth bedroom and ample storage. When summer evenings roll in, step out onto your private composite deck and fire up the built-in brick pizza oven. There's nothing like dining al fresco under Calgary's starlit sky—whether you're enjoying a quiet dinner for two or hosting an impromptu pizza party with friends. Beyond your doorstep, Mount Pleasant shines with top-rated schools such as the Spanish Bilingual, French School, & TLC Program. sprawling parks, and a delightful mix of cafés and boutiques.

You're also just steps from Confederation Park's scenic pathways, playgrounds, and lagoon—perfect for family outings or morning jogs. With downtown minutes away and major transit routes close by, this neighborhood truly offers something for everyone.