



432 23 Avenue NW, Calgary, Alberta - \$1,149,500



Main Photo

Property Description

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

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