



## 904 23 Avenue NW, Calgary, Alberta - \$875,000



Main Photo

### Property Description

OPEN HOUSE Saturday Sept. 20 from 2:00 - 4:00 PM | This beautifully upgraded, three-bedroom home strikes the perfect balance of character, comfort, and functionality from top to bottom. It's perfectly designed for easy, city living and is located on one of the best streets in sought-after Mount Pleasant — just a short walk to Confederation Park, Kensington, schools, and transit. As you step inside, you'll find a bright, sun-filled front living room with warm hardwood floors that flow seamlessly into the kitchen and dining area. Cozy up by the gas fireplace with new honeycomb tile, perfect for relaxing family nights or casual get-togethers. The open-concept great room is great for everyday living or entertaining guests with ease. Upstairs, there are three nicely sized bedrooms, a family bathroom, and the convenience of an upper laundry with a newer washer and dryer. The primary bedroom is a true retreat, featuring a stylishly renovated 5-piece ensuite — perfect for unwinding with a long soak in the tub after a busy day. You will love the thoughtfully designed walk-in closet that will store your items in style. The fully-finished basement



offers warm cork flooring, a handy kitchenette, and an updated bathroom — making it a cozy spot for guests, family fun, or just relaxing. Outside, you'll find a private urban oasis with a wooden deck, lower stone/concrete patio, and lush greenery to enjoy in every season. Have an Electric Vehicle? The double detached garage is equipped with an EV charger outlet ready to go! Other recent updates include: a new heat pump, upgraded electrical panel, and additional attic insulation for comfort and efficiency. Come see all that this wonderful home has to offer — it might just be the one you've been waiting for!

## REALTOR Referral

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*Courtesy Of: Charles*



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