

\$825,000 - 458 23 Avenue Nw, Calgary

MLS® #A2254803

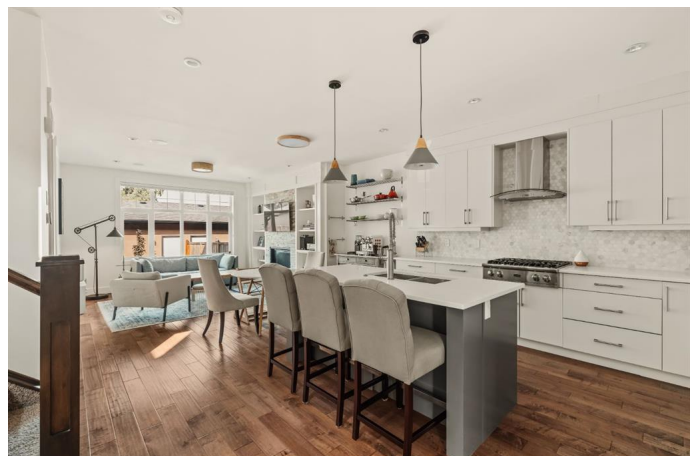
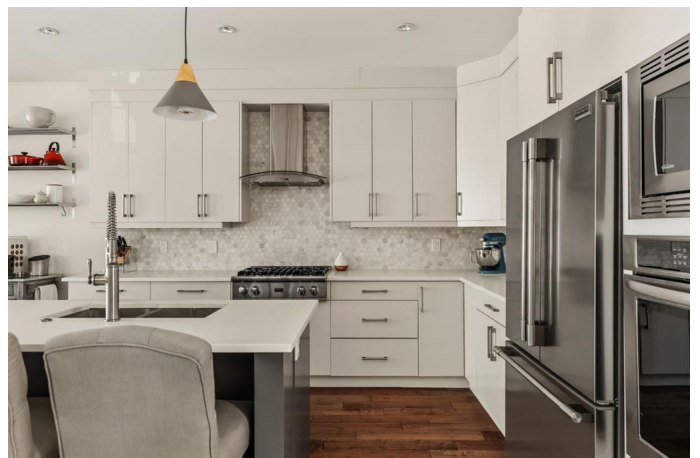
\$825,000

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

An incredible opportunity awaits in Mount Pleasant! This beautifully maintained semi-detached home offers over 2,700 sq. ft. of thoughtfully designed living space, complete with customized upgrades and stylish finishes throughout. From the moment you enter, youâ€™™ll notice the warm hardwood floors that flow through the main level and the upgraded millwork on the interior doors. Unlike most infill layouts, this home features a versatile front office with a large picture windowâ€™™perfect as a workspace or formal dining room. The L-shaped kitchen maximizes cupboard space and is equipped with a premium stainless steel appliance package, including a Frigidaire Professional refrigerator (2019), Brigade gas cooktop with hood fan, built-in oven and microwave, plus a central island with an updated sink faucet. The refinished cabinetry and striking hexagon tile backsplash give the space a modern, elevated feel. Designer light fixtures have also been added throughout the main floor, stairway, and primary suite, creating a cohesive and stylish look. The living room centers around a cozy gas fireplace with custom built-ins, while the rear mudroom provides practical storage to keep your home organized. Upstairs, attention to detail continues. The south-facing primary suite boasts vaulted ceilings, custom bedside lighting, and serene treetop views. The walk-in closet includes built-in storage with additional shelving (2024), while the spa-inspired ensuite features a jetted tub, separate shower, and



dual vanity. Two additional bedrooms, one with custom closet shelving share a 4-piece bath. A spacious laundry room with sink and storage completes the upper level. The fully finished basement is as functional as it is inviting. With space for a home gym, kids’s play area, or media zone, the layout adapts easily to your lifestyle. A large bar with storage, a custom hardwood bar shelf, backsplash (2024), and wine fridge makes entertaining effortless, while the cozy built-in shelving creates the perfect spot for movie nights. The 4th bedroom features a generous walk-in closet with custom storage. Outside, the newly landscaped, low-maintenance yard offers a private oasis for sunny afternoons. The garage is a dream workshop, equipped with built-in shelving and an infrared heater (2014). Additional notable upgrades include: central A/C (2023), new primary bathroom toilet (2024), high-efficiency hot water tank (2024), backyard landscaping (2025), and full interior repainting (2025). This move-in-ready home is ideally located near Lina’s Italian Market, Confederation Park, Winston Golf Club, Peters Drive-In, and more!

Built in 2013

Essential Information

MLS® #	A2254803
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

Community Information

Address	458 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Garden, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	1

Zoning

R-CG

Listing Details

Listing Office

Charles

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