

\$1,399,900 - 915 23 Avenue Nw, Calgary

MLS® #A2193874

\$1,399,900

12 Bedroom, 5.00 Bathroom, 2,092 sqft

Residential on 0.14 Acres

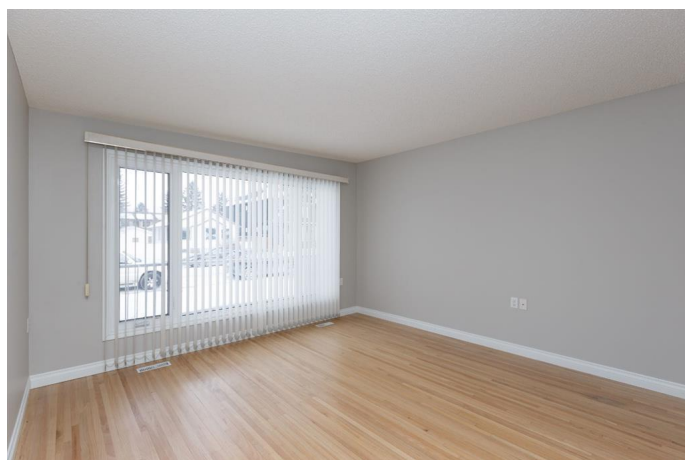
Mount Pleasant, Calgary, Alberta

INCREDIBLE, RARE OPPORTUNITY to own a FULL SxS DUPLEX in the highly sought-after inner-city community of Mount Pleasant. This is an excellent revenue property with great income potential, or live in one side and rent out the other.

Located on a quiet, tree lined street on a SUNNY, south-facing lot-just a few blocks from beautiful Confederation Park. This immaculate property has been renovated, featuring quartz countertops and stainless steel appliances in both kitchens.

Each side offers 6 bedrooms and 2.5 bathrooms, with a separate entrance on both sides! a few Additional highlights include beautiful hardwood floors throughout, newer windows, newer high-efficiency furnaces, and hot water on demand, garage roof was replaced in 2020.

This property is also wheelchair accessible, making it a fantastic and versatile option. EXCELLENT LOCATION Close to SAIT, U of C, shopping, schools, parks, pathways, transit and only minutes to downtown. Don't miss out on this incredible opportunity!



Built in 1968

Essential Information

MLS® #	A2193874
Price	\$1,399,900
Bedrooms	12

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,092
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	915 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T5

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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