

# \$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          | Bungalow, Side by Side |
| 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          | Full, Finished                                     |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 82                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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