

# \$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	76
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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