\$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.

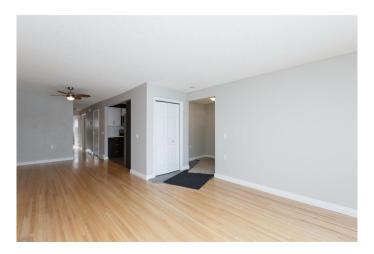
Located on a quiet, tree lined street on a SUNNY, south-facing lot-just a few blocks from beautiful Confederation Park. This immaculate property has been renovated, featuring quartz countertops and stainless steel appliances in both kitchens.

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 72

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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