422 23 Avenue NW

Calgary | Active | MLS® A2359549

$1,249,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,973.83 sq. ft.**

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A closer look

Now in the final stages of construction, this new Mount Pleasant residence distinguishes itself through architectural proportions, materials selection and an uncommon attention to construction quality.

Offering approximately 1,974 sq. ft. of above-grade living space, this two-storey semi-detached home features four bedrooms, 3.5 bathrooms and a fully developed basement. 10-foot ceilings on both the main and upper levels, complemented by taller doors and oversized windows, create a remarkable sense of volume and natural light.

The main floor combines engineered hardwood flooring, custom millwork and integrated lighting. The kitchen is designed around a 12-foot quartz waterfall island, solid maple cabinetry with dovetail drawers and a premium Bosch appliance package featuring an induction cooktop, wall oven and microwave. A dedicated coffee bar with black metal and glass-front cabinetry provides an additional architectural detail. The adjoining living area features a fireplace framed by tile and custom cabinetry.

Upstairs, the primary suite features a vaulted ceiling and six-piece ensuite with heated flooring, steam shower, built-in bench and Riobel fixtures. Custom closets and upper-level laundry add everyday practicality.

The fully developed basement continues the emphasis on generous proportions, with 9-foot ceilings, 8-foot doors and oversized windows. A spacious family room, custom wet bar, fourth bedroom, three-piece bathroom with heated flooring and generous storage complete the lower level.
The exterior combines LUX V-Groove steel siding, Hardie board detailing, stone accents and oversized black-clad LUX windows. A reinforced concrete rear patio, upgraded exterior lighting and detached double garage complete the property.

Beyond the visible finishes, construction specifications reflect the same attention to quality, including upgraded foundation insulation, 200-amp electrical service, central air conditioning and tankless on-demand hot water. Gas connections are provided for the BBQ and a future kitchen range conversion.

Situated in Calgary’s established Mount Pleasant community, this home offers a considered approach to contemporary inner-city living, with equal attention given to architectural design, everyday comfort and lasting construction quality.

A detailed schedule of construction specifications, materials and finishes is available upon request.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359549
Bedrooms	5

Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,973.83 sq. ft.
Main Level Finished Area:	929.83 sq. ft.
Upper Level Finished Area:	1,044 sq. ft.
Below Grade Finished Area:	929.83 sq. ft.
Lot Area:	2,977 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	21290
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Induction Cooktop, Oven-Built-In, Refrigerator
Inclusions:	n/a

Restrictions:	None Known
Main Floor	Kitchen · 17'2" × 15'8" ·
Main Floor	Dining Room · 17'6" × 10'7" ·
Main Floor	Living Room · 15'5" × 12'8" ·
Main Floor	Mud Room · 7'7" × 6'10" ·
Upper Level	Bedroom · 10'9" × 9'9" ·
Upper Level	Bedroom - Primary · 14'7" × 14' ·
Upper Level	Bedroom · 10'9" × 9'9" ·
Upper Level	Bedroom · 10'9" × 9'9" ·
Upper Level	Laundry · 6'2" × 5'8" ·
Lower Level	Family Room · 19' × 17' ·
Lower Level	Furnace/Utility Room · 11'1" × 8'2" ·
Lower Level	Bedroom · 13' × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/422-23-avenue-nw-calgary-a2359549/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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