450 23 Avenue NW

Calgary | Active | MLS® A2357711

$850,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1991**	**2,369.63 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to this spacious and versatile character home in the desirable inner-city community of Mount Pleasant! Originally built as a bungalow with a substantial addition, this unique property offers over 2,300+ sq. ft. of living space above grade, with plenty of room for a growing family. The property is zoned R-C2. A beautifully landscaped front yard with mature trees makes you feel like you are in park. Enter the inviting living room, featuring hardwood flooring and a cozy wood-burning fireplace. The adjoining dining room provides a comfortable space for entertaining, while the open area kitchen with a pantry and breakfast bar overlooks the private backyard. The main floor also features two bedrooms, a full bathroom, and the convenience of main-floor laundry. The upper-level addition, provides an abundance of additional living space, including three bedrooms, a spacious family room with a skylight and a bathroom featuring an oversized shower. The developed lower level offers even more flexibility, with a family room featuring an electric fireplace, a versatile flex room, additional storage, and a mechanical room. Situated on a generous lot, the property offers a large sunny backyard with raspberry bushes, a garden, a firepit, a concrete pad for recreational use or additional parking, a spacious covered deck, and a single detached garage. Located in a vibrant community just minutes from Downtown, SAIT, and Confederation Park, boasting one of the few outdoor pools in the city, excellent schools within walking distance, restaurants, cafes, North Mount Pleasant Arts Center, Mount Pleasant Sportsplex and the renowned Planation Garden Centre, this property offers an excellent opportunity for buyers looking for unique home , a substantial lot and the convenience of inner-city living. With five bedrooms above grade, multiple family rooms and flexible living areas, there is plenty of room to accommodate a variety of lifestyles. Discover the possibilities this unique property has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357711
Bedrooms	5
Bathrooms	3
Year Built	1991
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,369.63 sq. ft.
Main Level Finished Area:	1,371.97 sq. ft.
Upper Level Finished Area:	997.66 sq. ft.
Below Grade Finished Area:	1,143.42 sq. ft.
Acreage:	No
Lot Area:	5,952 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	1991 (Age: 35)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2129O
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Built-In Gas Range, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Electric fireplace, shed , rain barrel, compost bin & shelves next to shed
Restrictions:	Call Lister
Main Floor	Eat in Kitchen · 15'1" × 11'5" ·
Main Floor	Kitchen · 17'11" × 11'5" ·
Main Floor	Dining Room · 13' × 10'4" ·
Main Floor	Laundry · 9'3" × 5'3" ·
Main Floor	Living Room · 19'10" × 13'7" ·
Main Floor	Bedroom · 14'8" × 9'9" ·
Main Floor	Bedroom · 12'1" × 11'7" ·
Main Floor	Bedroom · 12'4" × 10'9" ·

2nd Floor	Bedroom · 10'4" × 10'2" ·
2nd Floor	Bedroom - Primary · 12'7" × 10'2" ·
2nd Floor	Bonus Room · 22'7" × 14'7" ·
Basement	Game Room · 36'5" × 22'9" ·
Basement	Storage · 11'4" × 8' ·
Basement	Furnace/Utility Room · 17'3" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, Open Floorplan, Pantry, Skylight(s), Storage
Exterior Features:	Fire Pit, Private Yard, Rain Barrel/Cistern(s), Storage
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/450-23-avenue-nw-calgary-a2357711/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate

by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.