

# \$600,000 - 913 23 Avenue Nw, Calgary

MLS® #A2212023

**\$600,000**

2 Bedroom, 2.00 Bathroom, 674 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

**\*\*Prime Location in Mount Pleasant â€“  
Endless Possibilities!\*\***

Welcome to 913 23 Avenue NW, situated in the highly desirable Mount Pleasant community. This 2-bedroom, 2-full-bathroom bungalow sits on a 37.5 ft x 119.95 ft lot, offering numerous options. You can invest in your real estate by renovating and renting, or if you're aspiring for something new, tear down the existing home and build your dream home tailored to your lifestyle.

Mount Pleasant is known for its vibrant community spirit and family-friendly atmosphere. Enjoy a wealth of nearby amenities, including beautiful parks, like confederation park 2 blocks away, playgrounds, walking trails, an outdoor pool close by, perfect for outdoor enthusiasts and families alike. The community boasts an array of trendy coffee shops, boutique stores, and delicious restaurants, all within walking distance.

Education is a priority here, with reputable schools just a short stroll away, making it an ideal locale for families. The community hosts regular events that encourage a sense of belonging and collaboration among residents. With quick access to downtown Calgary and major transit routes, commuting is a breeze. Mount Pleasant truly offers the best of both worlds: a tranquil suburban lifestyle close to the vibrant urban heart of the city. Experience the charm and convenience of living in this remarkable community while seizing the



potential of this property. Your next chapter awaits!

Built in 1948

**Essential Information**

MLS® #	A2212023
Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	674
Acres	0.10
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	913 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T5

**Amenities**

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, See Remarks, Single Garage Detached, On Street
# of Garages	1

**Interior**

Interior Features	Separate Entrance
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Front Yard, Lawn, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Block

**Additional Information**

Date Listed              April 16th, 2025  
Days on Market        5  
Zoning                    R-CG

**Listing Details**

Listing Office            CIR Realty

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