

\$850,000 - 422 23 Avenue Nw, Calgary

MLS® #A2261183

\$850,000

3 Bedroom, 2.00 Bathroom, 1,151 sqft
Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

HUGE DEVELOPMENT POTENTIAL – BUILDERS, DEVELOPERS, AND SAVVY INVESTORS, TAKE NOTE!! This rare 50'x120' R-CG LOT in the heart of MOUNT PLEASANT offers an incredible opportunity to build in one of Calgary's most desirable inner-city communities. Ideally located just minutes from SAIT, downtown Calgary, this property is within walking distance to St. Joseph Elementary School, and the North Mount Pleasant Arts Centre, making it perfect for families and professionals alike. The neighbourhood boasts a vibrant, walkable lifestyle with tree-lined streets, active sidewalks, and close access to Confederation Park, one of Calgary's most beloved green spaces. Enjoy the charm of a well-established community that's alive with thriving local businesses, trendy cafes, restaurants, outdoor pool, arena, garden centre and everyday amenities – all just steps away. Major transit routes nearby make commuting effortless, while ongoing community events foster a strong sense of belonging and connection. The current 3-bedroom bungalow features a spacious living room, finished basement with separate entrance, new roof, a well-kept yard, single detached garage, and convenient back alley access. Whether you're looking to redevelop, build new infills, or hold as a rental property, this is a rare and valuable investment opportunity in one of Calgary's most walkable and centrally located gorgeous neighbourhoods. DON'T MISS OUT on



this rare opportunity, reach out, come and take a look for yourself!

Built in 1949

Essential Information

MLS® #	A2261183
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	422 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S4

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.