

\$789,000 - 739 23 Avenue Nw, Calgary

MLS® #A2233205

\$789,000

4 Bedroom, 4.00 Bathroom, 1,438 sqft
Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Introducing a rare opportunity to own a BRAND NEW, architecturally refined 4-bedroom, 3.5-bathroom townhome, ideally located in the distinguished and highly sought-after community of Mount Pleasant.

Encompassing 1,438 square feet of thoughtfully designed living space, this residence blends modern sophistication with everyday comfort – a perfect fit for the cosmopolitan lifestyle. From the moment you step inside, you™ll be welcomed by a sense of quiet luxury. The main floor features soaring 9-foot ceilings, an abundance of natural light from expansive windows, and an open-concept layout designed for both seamless entertaining and cozy everyday moments.

The gourmet kitchen is a true highlight, appointed with sleek quartz countertops, premium stainless steel appliances, custom soft-close cabinetry, and a spacious center island that serves as both a functional workspace and a stylish gathering point.

Upstairs, the serene primary bedroom offers a spacious walk-in closet and a spa-inspired ensuite with timeless finishes and a tranquil atmosphere. Three additional bedrooms provide ample space for family, guests, or a dedicated home office, complemented by three and a half beautifully finished bathrooms throughout the home.



Additional features include a PRIVATE PATIO ideal for enjoying quiet moments or summer evenings, a convenient upper-level laundry area, and an attached garage with driveway parking for added ease. Energy-efficient systems and premium construction standards ensure long-term sustainability and low-maintenance living, backed by a comprehensive new-home warranty for complete peace of mind.

Set within the vibrant yet serene Mount Pleasant community, this residence is just moments from top-rated schools, beautiful green spaces, boutique shops, charming caf  s, and convenient public transit â   with easy access to major routes and the downtown core. An exceptional offering for the discerning buyer seeking quality, comfort, and style. Don't miss your chance to view this property - book your private showing today!

Built in 2025

Essential Information

MLS�� #	A2233205
Price	\$789,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,438
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	739 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T1

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	11
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.