

**422 23 Avenue NW**  
**Calgary, Alberta**
**MLS # A2261183**

**\$850,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

**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!