

\$769,900 - 739 23 Avenue Nw, Calgary

MLS® #A2239736

\$769,900

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 in the distinguished and highly sought-after community of Mount Pleasant.

Spanning 1,438 square feet, this thoughtfully crafted home combines modern design with everyday comfort, making it an excellent choice for urban living. From the moment you enter, youâ€™ll experience a sense of quiet elegance. The main level features soaring 9-foot ceilings, expansive windows that fill the space with natural light, and an open-concept layout ideal for both entertaining and relaxed daily living.

The gourmet kitchen stands out with its quartz countertops, premium stainless steel appliances, custom soft-close cabinetry, and a large center island that functions as both a workspace and a welcoming hub for social gatherings.

Upstairs, the tranquil primary bedroom includes a spacious walk-in closet and a spa-inspired ensuite designed with timeless finishes to create a calming retreat. Three additional bedrooms offer flexible space for family, guests, or a home office, while three and a half well-appointed bathrooms add comfort and convenience throughout.

Other highlights include a private patio, perfect



for enjoying summer evenings or quiet mornings, an upper-level laundry area, and an attached garage with driveway parking. Built with energy-efficient systems and high-quality construction standards, this home is designed for long-term ease and sustainability. A comprehensive new-home warranty is also included for added peace of mind.

Located in vibrant yet peaceful Mount Pleasant, the property is within close proximity to top-rated schools, scenic parks, boutique shops, local caf  s, and public transit. With quick access to major routes and downtown Calgary, this home offers both lifestyle and location. Schedule your private showing today and discover the perfect blend of quality, comfort, and contemporary style.

Built in 2025

Essential Information

MLS�� #	A2239736
Price	\$769,900
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	July 15th, 2025
Days on Market	2
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.