

1921 23 Avenue Calgary Alberta

\$800,000

Investor alert! Located in the established community of Banff Trail, this is an excellent property to live in or hold for redevelopment. Lot is 50x120ft, RC-2. The two large main floor bedrooms share an upgraded main bath with an air, soaker tub/shower combo, pedestal sink and clever storage. Loads of windows allow the home to be bright and comfortable. The large living room /dining room has French doors onto a huge deck and a sunny south back yard. Exceptional galley-style kitchen with loads of storage and prep space. There are warm wood touches throughout this home and a spectacular feature etched window in the front hallway. The fully-developed lower level has the primary bedroom with three-piece bath, large laundry room, with storage, additional dedicated storage room and a generous rec room. Outdoors, you have a very spacious, vinyl fenced back yard with large composite deck, stamped concrete patio and a heated, insulated and drywalled shop/triple garage with 10 ft. ceilings; ample space for 2-3 vehicles and all your gardening and sports gear. Next to the garage is a concrete parking pad and a very nice 9x20 ft. shed. Mature landscaping surrounds this lovely home and help to create a private tranquil oasis. (id:6769)

3pc Bathroom 5.25 Ft x 9.08 Ft
Primary Bedroom 10.75 Ft x 16.83 Ft
Storage 7.92 Ft x 6.92 Ft
Furnace 8.83 Ft x 14.25 Ft
Other 11.00 Ft x 19.83 Ft

Primary Bedroom 14.75 Ft x 8.92 Ft

Dining room 11.33 Ft \times 9.08 Ft Living room 11.33 Ft \times 12.25 Ft Bedroom 11.17 Ft \times 12.08 Ft Kitchen 8.75 Ft \times 13.83 Ft 4pc Bathroom 6.33 Ft \times 8.58 Ft Listing Presented By:



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