



# 2036 23 Avenue Calgary Alberta

\$875,000

**\*Investor Alert!\*** This property boasts an impressive 52-foot frontage (52.49 x 110 foot lot) on a quiet street in the vibrant inner-city community of Richmond, also known as Knob Hill. The neighborhood offers convenient access to schools, ample public transportation, and is less than a 10-minute drive from the city center. The bungalow can be enjoyed as is or developed further. It includes a basement with a kitchen, laundry area, two additional bedrooms, a spacious family room with a free-standing fireplace, and a detached double-car garage measuring 23 by 21 feet. Schedule your showing today--this one won't last! (id:6769)

Laundry room 7.00 Ft x 6.50 Ft

Other 12.00 Ft x 5.50 Ft

Recreational, Games room 18.50 Ft x 12.00 Ft

Bedroom 15.50 Ft x 12.00 Ft

Bedroom 16.00 Ft x 12.00 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

Kitchen 11.50 Ft x 9.50 Ft

Dining room 10.00 Ft x 9.00 Ft

Living room 15.50 Ft x 11.50 Ft

Primary Bedroom 12.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 9.00 Ft

Bedroom 10.00 Ft x 9.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca