



## 3416 23 Street Calgary Alberta

\$798,000

Situated on one of the most prestigious streets in Charleswood, this 1960 Nuwest home is a prime canvas for those seeking a residence with remarkable renovation potential. Boasting a solid foundation and excellent livability in its current state, the house presents an exciting opportunity to transform into a truly extraordinary home. The carefully maintained property features a series of thoughtful upgrades, including Lux windows that were predominantly replaced approximately 20 years ago, with a recent addition further enhancing energy efficiency. The furnace and water heater have been recently replaced in 2023 and 2017, respectively, ensuring modern comfort and reliability. The interior showcases timeless hardwood flooring throughout, including a solid oak kitchen that received a tasteful renovation two decades ago. The large primary bedroom, with a distinctive beam, offers flexibility for easy conversion back to three bedrooms. Noteworthy enhancements include a lowered front elevation that allows for an expansive window in the lower family room and the addition of a wood-burning fireplace, both executed during the comprehensive renovations 20 years ago. This property stands as a testament to both quality construction and the potential for a truly spectacular transformation, making it an enticing prospect for those with an eye for home design. (id:6769)

Family room 23.17 Ft x 15.58 Ft

Bedroom 11.58 Ft x 8.83 Ft

Bedroom 14.67 Ft x 10.67 Ft

3pc Bathroom 7.75 Ft x 5.00 Ft

Living room 19.25 Ft x 12.25 Ft

Dining room 9.58 Ft x 7.67 Ft

Kitchen 14.67 Ft x 12.00 Ft

Primary Bedroom 18.42 Ft x 11.00 Ft

Bedroom 13.83 Ft x 13.42 Ft

4pc Bathroom 9.00 Ft x 6.83 Ft

Listing Presented By:



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**Mirror**

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