



# 1713 23 Avenue Calgary Alberta

\$574,900

Welcome to this rare DETACHED home within a bare land condo corporation! This is a fantastic opportunity to own a newer inner-city property (built in 1997) featuring 2 bedrooms, 2.5 baths, and front and back yards! The home boasts a fully developed basement and a single attached garage. Discover a bright, open plan with 9' ceilings on the main floor. Enjoy outdoor living with a large roof top patio above the garage, complete with glass railing and Duradek covering, plus a sunny south-facing deck off the living room in the backyard. Updated kitchen featuring quartz overlay countertops with breakfast bar, stainless steel appliances, and light coloured cabinets. The kitchen overlooks the sunny living room, highlighted by a cozy gas fireplace. Upstairs, you'll find 2 bedrooms, each with its own ensuite. The second bedroom includes a convenient "cheater ensuite", making it ideal for roommates or rental opportunities, including short term rentals. The renovated primary bedroom is a luxurious retreat, featuring a claw foot tub in the renovated ensuite and its own walk in closet. The fully finished basement offers a large rec room, laundry area, and a 2 piece bath, adding even more living space. Recent upgrades include quartz overlay countertops (2024), central air conditioning added (2022), triple pane windows & doors (2023), water heater (2021), main floor LVP (2019). Roof was re-shingled in 2015. Located in a vibrant inner city neighbourhood, this home provides superb access to downtown, tennis courts, parks and pathways, schools, and the bustling dining and shopping areas of 17th Ave SW and Marda Loop. With incredibly low condo fees of just \$276/month, this property is not only a fantastic home but also a smart investment opportunity! (id:6769)

3pc Bathroom 6.67 Ft x 8.75 Ft  
 3pc Bathroom 5.17 Ft x 9.25 Ft  
 Primary Bedroom 10.33 Ft x 13.08 Ft  
 Bedroom 9.67 Ft x 11.25 Ft  
 Other 12.17 Ft x 20.75 Ft  
 Other 6.58 Ft x 3.58 Ft

2pc Bathroom 5.25 Ft x 11.75 Ft  
 Recreational, Games room 11.58 Ft x 27.92 Ft  
 Furnace 5.92 Ft x 8.67 Ft  
 Dining room 12.00 Ft x 9.25 Ft  
 Kitchen 9.67 Ft x 7.58 Ft  
 Living room 15.42 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX House of Real Estate

<http://simonstrydhorst.remax.ca/>

**RE/MAX®**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net