



325 23 Avenue Calgary Alberta

\$849,900

Opportunity knocks!!! Mission is the ultimate pedestrian orientated area, and one of the most desirable communities in the inner city, filled with unique boutiques, restaurants, cafes and pubs. This charming character home , has been used as office space for the last 25 years, by the same firm. Here is your chance to make it your office space, change it to suites, "A secondary suite would be subject to approval and permitting by the city/municipality, or restore it to a single family home. Most of the office configuration is movable and has not disturbed the graceful bones of the house. Welcomed on a wide grand front porch you enter the main floor to large foyer area, to the right thru french doors is the living and dining room areas , there is a bright kitchen with eating area over looking the rear yard and back deck. a cozy den with a corner fireplace,(not operational and as is) and a 3 piece bathroom to complete the main floor . Up the carpeted stairs are 4 rooms, that could be used as office space or living space, as well as a modern 4 piece bathroom and access to a deck. The lower level has been left as raw space and storage. The fully fenced and gated back yard can offer secure parking for 6 vehicles (id:6769)

Living room 15.25 Ft x 11.33 Ft

Primary Bedroom 13.67 Ft x 11.50 Ft

Bedroom 13.67 Ft x 11.25 Ft

Bedroom 11.50 Ft x 11.17 Ft

4pc Bathroom 9.25 Ft x 7.50 Ft

Living room 14.67 Ft x 13.92 Ft

Dining room 20.08 Ft x 13.58 Ft

Other 17.00 Ft x 12.17 Ft

Den 13.25 Ft x 11.08 Ft

3pc Bathroom 9.17 Ft x 5.75 Ft

Foyer 11.67 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

RE/MAX

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

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