



## 3416 23 Street Calgary Alberta

\$898,800

An outstanding bungalow located in a quiet treed street in a high demand area of Charleswood . It has over 1220 sqft on the main level with gleaming solid 3/4" solid oak hardwood flooring throughout, open concept between dining room and a kitchen which offers all solid oak cabinets, lots of pull out drawers, rich solid African granite countertops and backsplash. A spacious primary bedroom with mirror closet and a new window , a huge second bedroom that can easily be converted back to the second and the third bedroom . Fully developed basement with an updated 3 pce bathroom, beautiful half cedar panel wall in all rooms, an extra bedroom and a huge family room with an oversized window that brings a lot of sunlight , and a wood burning fireplace with stone facing which makes for cozy family room. Upgrades include light fixtures, high efficiency furnace with 12 years warranty in 2023, hot water tank replaced in 2017, shingles replaced in 2010, electrical panel and outside power console replaced in 2017 , and a continuous 24 h monitoring security surveillance system with 8 HD cameras. A huge private patio at the back offers a vegetable garden area and a flower garden. One of the enclosed BBQ shed has the built-in gas outlet for all season BBQ usage . A double insulated , heated detached garage is located in the backyard. There are 3 more sheds , including a beautifully designed shed located along the house wall. Very friendly and helpful neighbors . The house is located a few minutes walk to Canmore Park & the Confederation Park/Golf Course , bus stop and LRT for easy commute to downtown and other major routes. It is close to all amenities, schools, community hall, churches, all major shopping malls , University of Calgary , and both Foothills and Children hospitals. It is an excellent value in this location. (id:6769)

Family room 4.76 M x 7.00 M

Bedroom 4.43 M x 3.27 M

Den 2.67 M x 2.22 M

3pc Bathroom .00 M x .00 M

Living room 5.77 M x 3.66 M

Dining room 2.92 M x 2.37 M

Kitchen 3.33 M x 4.47 M

Primary Bedroom 4.00 M x 3.46 M

Bedroom 3.37 M x 5.60 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

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