



## 915 23 Avenue Calgary Alberta

\$1,600,000

Click brochure link for more details\* Incredible, rare opportunity to live on one side and rent the other. Or better yet have a full side x side duplex with great income potential. Located on an extremely quiet, tree lined street a few blocks from beautiful Confederation Park. Sunny South backyard with large double garage. Total 6 bedrooms on each side. SEPARATE ENTRANCE ON BOTH SIDES! Hardwood floors throughout, newer windows, great roof (inspected), new garage roof in 2020, newer high efficiency furnaces, and hot water on demand. 2.5 bathrooms on both sides!!! This property is wheel chair accessible if that is an option. Mount Pleasant is close to SAIT, shopping, schools, pathways, and bus transportation. (id:6769)

Bedroom 10.33 Ft x 10.00 Ft

Bedroom 12.33 Ft x 10.67 Ft

Bedroom 11.50 Ft x 7.08 Ft

3pc Bathroom Measurements not available

Bonus Room 13.33 Ft x 12.08 Ft

Primary Bedroom 14.83 Ft x 9.92 Ft

Bedroom 10.92 Ft x 8.83 Ft

Bedroom 10.42 Ft x 8.17 Ft

2pc Bathroom .00 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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