

## 2036 23 Avenue Calgary Alberta

\$875,000

\*Investor Alert!\* This property boasts an impressive 52-foot frontage (52.49 x 110 foot lot) on a quiet street in the vibrant inner-city community of Richmond, also known as Knob Hill. The neighborhood offers convenient access to schools, ample public transportation, and is less than a 10-minute drive from the city center. The bungalow can be enjoyed as is or developed further. It includes a basement with a kitchen, laundry area, two additional bedrooms, a spacious family room with a free-standing fireplace, and a detached double-car garage measuring 23 by 21 feet. Schedule your showing today--this one won't last! (id:6769)

Laundry room  $7.00 \text{ Ft} \times 6.50 \text{ Ft}$ Other  $12.00 \text{ Ft} \times 5.50 \text{ Ft}$ 

Recreational, Games room 18.50 Ft x 12.00 Ft

Bedroom 15.50 Ft x 12.00 Ft Bedroom 16.00 Ft x 12.00 Ft

**4pc Bathroom** 7.50 Ft × 5.00 Ft **Kitchen** 11.50 Ft × 9.50 Ft

Dining room 10.00 Ft  $\times$  9.00 Ft Living room 15.50 Ft  $\times$  11.50 Ft

Primary Bedroom 12.00 Ft x 10.00 Ft

Bedroom 10.00 Ft  $\times$  9.00 Ft Bedroom 10.00 Ft  $\times$  9.00 Ft 4pc Bathroom 8.00 Ft  $\times$  5.00 Ft Listing Presented By:



Originally Listed by: 2% Realty

https://sellcalgaryhomes.ca/



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