



## 223 2 Avenue Calgary Alberta

\$1,123,000

Stunning Character home with so much historical significance. Located only a couple of blocks from Bow River pathway and walking distance to downtown. This home has had many upgrades, including wiring, flooring (beautiful gleaming hardwood), newer shingles, newer water tank. Enjoy the city view from the upper sunroom (heated) Large front porch facing a quiet street. Balcony off the front Primary Bedroom. Located only a couple of blocks from the Bow river pathway. This beautiful home was featured in the book 100 Storeys by artist Jackie Ramsay. (id:6769)

Primary Bedroom 4.31 M x 3.67 M

Bedroom 3.66 M x 2.39 M

Bonus Room 4.57 M x 2.67 M

4pc Bathroom 2.74 M x 1.55 M

Sunroom 2.84 M x 2.44 M

Laundry room 3.63 M x 3.05 M

4pc Bathroom 3.12 M x 1.84 M

Bedroom 5.79 M x 5.26 M

Living room 3.66 M x 3.53 M

Dining room 3.38 M x 3.53 M

Family room 3.66 M x 3.53 M

Kitchen 5.81 M x 2.50 M

Other 2.45 M x 1.27 M

2pc Bathroom 1.83 M x 9.00 M

Listing Presented By:



Originally Listed by:  
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