



# 1921 23 Avenue Calgary Alberta

\$800,000

Investor alert! Located in the established community of Banff Trail, this is an excellent property to live in or hold for redevelopment. Lot is 50x120ft, RC-2. The two large main floor bedrooms share an upgraded main bath with an air, soaker tub/shower combo, pedestal sink and clever storage. Loads of windows allow the home to be bright and comfortable. The large living room /dining room has French doors onto a huge deck and a sunny south back yard. Exceptional galley-style kitchen with loads of storage and prep space. There are warm wood touches throughout this home and a spectacular feature etched window in the front hallway. The fully-developed lower level has the primary bedroom with three-piece bath, large laundry room, with storage, additional dedicated storage room and a generous rec room. Outdoors, you have a very spacious, vinyl fenced back yard with large composite deck, stamped concrete patio and a heated, insulated and drywalled shop/triple garage with 10 ft. ceilings; ample space for 2-3 vehicles and all your gardening and sports gear. Next to the garage is a concrete parking pad and a very nice 9x20 ft. shed. Mature landscaping surrounds this lovely home and help to create a private tranquil oasis. (id:6769)

3pc Bathroom 5.25 Ft x 9.08 Ft  
Primary Bedroom 10.75 Ft x 16.83 Ft  
Storage 7.92 Ft x 6.92 Ft  
Furnace 8.83 Ft x 14.25 Ft  
Other 11.00 Ft x 19.83 Ft  
Primary Bedroom 14.75 Ft x 8.92 Ft

Dining room 11.33 Ft x 9.08 Ft  
Living room 11.33 Ft x 12.25 Ft  
Bedroom 11.17 Ft x 12.08 Ft  
Kitchen 8.75 Ft x 13.83 Ft  
4pc Bathroom 6.33 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

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