



2323 23 Street Calgary Alberta

\$860,000

This charming 1,056 sq. ft. bungalow is located in one of the city's most sought-after neighborhoods, offering endless possibilities for families, first-time buyers, or investors. The main level features 3 spacious bedrooms, 1 bathroom, and a bright, updated kitchen with newer appliances, all within a functional and cozy layout. The home also boasts a 2-bedroom illegal basement suite with a separate entrance and laundry, the furnace was replaced recently, providing excellent rental income potential. Situated on a large 50x120 lot, this property is perfect for future redevelopment, with opportunities for multi-unit construction. Its prime location is close to schools, the University of Calgary, parks, shopping, dining, and other amenities, with easy access to public transit and major roadways. Whether you're looking to move in, generate income, or redevelop, this property is a rare find in a highly desirable area. Contact us today for more details or to schedule a viewing! (id:6769)

3pc Bathroom 7.67 Ft x 5.92 Ft

Bedroom 13.17 Ft x 9.67 Ft

Bedroom 11.67 Ft x 10.00 Ft

Kitchen 11.50 Ft x 11.00 Ft

Laundry room 7.08 Ft x 5.50 Ft

Living room 19.92 Ft x 13.58 Ft

Storage 4.92 Ft x 4.42 Ft

4pc Bathroom 8.33 Ft x 6.42 Ft

Bedroom 11.17 Ft x 9.42 Ft

Bedroom 9.42 Ft x 9.33 Ft

Dining room 14.00 Ft x 8.67 Ft

Kitchen 13.33 Ft x 10.08 Ft

Living room 14.00 Ft x 10.83 Ft

Primary Bedroom 11.33 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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