



## 2435 23 Street Calgary Alberta

\$838,800

OPEN HOUSE: Saturday Jan 4th 1pm to 4pm 2435 - 23rd St NW Terrific location in Banff Trail steps to University of Calgary. 50 x 120 ft Lot located on a great street with lots of new development on it. A fantastic home to live in, a great Development Property or Investment Property. East facing with a West back yard , sunny and bright with lots of large new windows (2021). This lovely raised bungalow has two spacious bedrooms on the main level. Hardwood floors, pot lighting in the living room plus an updated kitchen. Two Separate One Bedroom Basement Suites(illegal) with large new windows feels bright and spacious. Each with its own full kitchen, dining, living room area, bathroom and good size bedroom with a shared laundry. Boasting a great walkable location to U of C, this is a fantastic investment property that could earn well over \$4200 per month. Other comparable properties by U of C rental rates estimated Upper Floor minimum \$1800 per month, \$1200 per each lower suite(illegal) plus garage rental. Or live upstairs and rent out the two lower suites(illegal) for a mortgage helper. Newer Roof. New Windows 2021. Updated Electrical Panel. Oversized Double Garage 21'3" x 21'3" has a new garage floor 2022 plus a gravel park pad for two more vehicles. The sunny West backyard is fully fenced and has a large patio with privacy wall. New poured concrete walkways 2022. Five minute walk to McMahon Stadium to watch a Stamps game and to the Banff Trail LRT for easy public transport to wherever you need to be. Walk to all levels of schooling for sought after schools, University of Calgary, William Aberhart High School, Branton French Immersion Jr High, and Banff Trail Elementary School. Five minute drive to both the Foothills and Children's Hospitals (20 minute walk). Steps to Confederation Park and Canmore Park with mature trees and landscape to enjoy, walking & bike path...

Laundry room 3.42 M x 4.00 M

Living room 18.83 M x 12.33 M

Kitchen 14.08 M x 12.33 M

Dining room 9.92 M x 9.25 M

Primary Bedroom 12.92 M x 11.58 M

Bedroom 12.25 M x 11.50 M

Living room 14.58 M x 8.67 M

3pc Bathroom 8.00 M x 6.83 M

Bedroom 10.58 M x 9.33 M

Other 11.42 M x 8.17 M

Living room 11.42 M x 8.58 M

3pc Bathroom 9.17 M x 4.50 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

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4pc Bathroom 8.58 M x 6.33 M

Bedroom 16.92 M x 8.83 M

Other 14.50 M x 11.83 M