



# 445 23 Avenue Calgary Alberta

\$899,900

This property in the sought-after Winston Heights/Mountain View area offers a prime opportunity for investors. Currently rented, this 3-bedroom home with an illegal suited basement sits on a spacious lot, promising steady rental income. The current owner has already laid the groundwork for future development by constructing a large garage with a carriage house in the rear in 2022. This property boasts a sprawling 470 sq ft garage, providing ample room for parking, storage, or workspace—ideal for car or gym enthusiasts, hobbyists, or those seeking extra storage space. Discover the convenience of an epoxy floor in the garage space, offering durability and easy maintenance for parking and storage needs. Enjoy the convenience of a huge concrete slab surrounding the carriage house, providing parking space for two cars outside the garage doors, ensuring ample room for vehicles and guests. Over the the garage is a delightful 713 sq ft carriage house, where you can experience unparalleled comfort with heated floors throughout both upstairs and downstairs, ensuring warmth and coziness in every corner of this exquisite carriage house. Be super comfortable in the summer months too, with the included AC unit, providing efficient climate control. Indulge in the ultimate relaxation with a luxurious steam shower in the upstairs washroom, providing a rejuvenating experience after a long day. Or better yet, relax and unwind in the included hot tub, offering a private retreat right in your backyard, perfect for soaking away stress and enjoying leisurely evenings under the stars. Pride shows in the stucco siding, enhancing the aesthetic appeal and durability of the exterior facade. Additional value comes from superior insulation with spray foam under the slab, enhancing energy efficiency and providing a stable foundation for years to come. Gather around the fireplace in the livin...

Family room 15.92 Ft x 11.50 Ft  
Laundry room 8.67 Ft x 8.42 Ft  
Furnace 6.25 Ft x 5.75 Ft  
Other 11.58 Ft x 9.33 Ft  
Bedroom 10.67 Ft x 9.92 Ft  
3pc Bathroom 4.42 Ft x 3.67 Ft

Kitchen 13.92 Ft x 10.08 Ft  
Dining room 13.92 Ft x 3.25 Ft  
Other 5.17 Ft x 3.58 Ft  
Primary Bedroom 10.67 Ft x 8.33 Ft  
Bedroom 11.92 Ft x 11.67 Ft  
4pc Bathroom 7.25 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

### RE/MAX Realty Professionals

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Living room 16.00 Ft x 11.58 Ft