



# 530 23 Avenue Calgary Alberta

\$1,150,000

Discover your ideal investment on a serene street in the heart of Mission steps off Calgary's vibrant 4th Street lined with Restaurants, Pubs, Shopping and the beautiful Elbow River's walking/Biking Paths! This 1910, 5 suite character home marries timeless charm with \$200,000 in contemporary enhancements. Major Renovations include: Weeping Tile, Sump Pump, Electrical System, Furnace, Air Conditioning Unit, Front Patio, Back Deck, Interior Connected Fire Alarm System, 2 additional Bathrooms, Insulated Garage and Legalized Basement Suite with separate entrance. Net Operating Income for 2023 approximately \$49,311.67, all showing are subject to a conditional offer. (id:6769)

- Bedroom 7.08 Ft x 11.67 Ft
- 6pc Bathroom 9.75 Ft x 9.08 Ft
- Other 9.83 Ft x 7.25 Ft
- 4pc Bathroom 8.00 Ft x 7.17 Ft
- Bedroom 11.67 Ft x 7.08 Ft
- Living room 10.25 Ft x 7.67 Ft
- Kitchen 15.08 Ft x 9.25 Ft
- 4pc Bathroom 8.92 Ft x 5.83 Ft

- Bedroom 10.25 Ft x 7.58 Ft
- Kitchen 9.75 Ft x 8.50 Ft
- Dining room 10.50 Ft x 8.67 Ft
- Bedroom 19.33 Ft x 10.92 Ft
- 3pc Bathroom 9.33 Ft x 5.25 Ft
- Bedroom 12.33 Ft x 11.58 Ft
- 3pc Bathroom Measurements not available
- Laundry room 3.25 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:  
AVENUE HOME REALTY INC.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca