

\$724,900 - 807 23 Avenue Se, Calgary

MLS® #A2085341

\$724,900

3 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Welcome to 807 23rd Avenue SE - a character home where old-world charm meets modern living in historic Ramsay! This home has been both lovingly and smartly upgraded and restored, and you'll fall in love with the space, luxury features and attention to original details. You will be greeted by a charming front porch and enter into a spacious and open main level, which boasts tall ceilings, formal foyer, and cozy living room with original wood bookcases around a fireplace insert. The adjoining dining room, with space for a full-sized table, is perfect for hosting friends and family.

There's plenty of room for dinnerware in the original built-in dining cabinet. Flow seamlessly into the generously sized and thoughtfully updated eat-in kitchen. Bursting with charm, it features exposed brick chimney, sunny window seats, farmhouse sink, quartz countertops and real calacatta marble herringbone backsplash. The appliances are newer, including the 5-burner dual-fuel gas/electric range. Not to mention an abundance of cabinets and storage. Outside, the south-facing backyard is an entertainer's dream! There is a tri-level deck system that allows for cooking, eating and entertaining. Lounge in the sunny oasis in the afternoons and cozy up on the flagstone patio around the firepit in the evenings. Upstairs, you will find three bedrooms and two full baths. The primary bedroom is a true retreat that offers a separate walk-in closet and its own spa-like



en-suite bath - a rarity for a character home and is a must-see! The two front bedrooms are a good size and have custom closet organizers. Take a peek of the downtown skyline from the windows. The main bath exudes timeless appeal with patterned tile floors and the original clawfoot tub. The full-height basement is ready for you to finish to your needs. There's an existing room/office and storage area with plenty of space for more storage and further development. Many major upgrades are already taken care of, including updated electric, plumbing and gas, new hot water tank and variable-speed high efficiency furnace, all new energy star windows and roof as well as exterior painting and concrete parging inside (basement) and outside. The historic community of Ramsay is minutes to downtown, steps to the vibrant Inglewood shopping/entertainment district on 9th Avenue SE and is a future location of a Green Line transit stop. All of which creates an exciting lifestyle at your doorstep!

Built in 1913

Essential Information

MLS® #	A2085341
Price	\$724,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.06
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	807 23 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1N9



Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage

Interior

Interior Features	Natural Woodwork, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Freezer, Gas Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	October 28th, 2023
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

Listing Details

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