

\$780,000 - 2320 23 Street Nw, Calgary

MLS® #A2109075

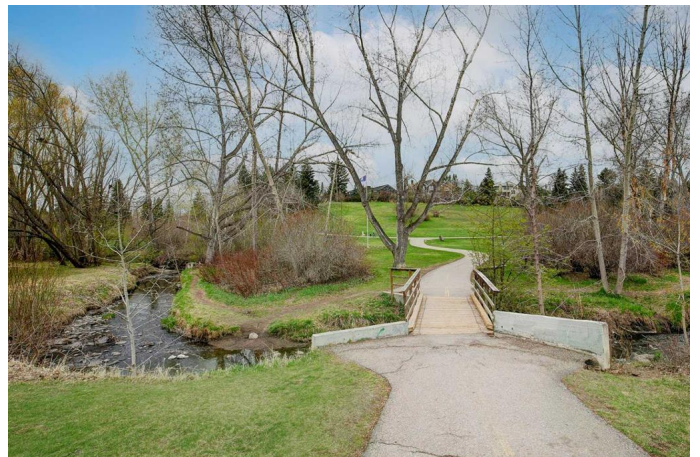
\$780,000

5 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Nestled in the desirable community of Banff Trail, this charming bungalow with thoughtful updates offers a harmonious blend of character and modern living. Boasting a prime location and a host of community amenities, this residence presents a unique opportunity to own a piece of Calgary's prime Real Estate spanning an expansive 50 * 120 lot with beautiful tree lined street. The home features newer hardwood flooring, legal basement suite that's ideal for income generating, the kitchen has been tastefully updated with granite counters, stylish cabinetry, and ample counter space. Both bathrooms have also been renovated and all bedrooms are well-appointed, offering comfort and privacy for all occupants. The generous dimensions present an ideal opportunity for future development or the creation of a private oasis in the heart of the city. Situated near the University of Calgary, Banff Trail's consistently growing market makes this residence an attractive prospect for those seeking a home that aligns with both lifestyle and long-term financial goals. Banff Trail is well-served by public transit, home to several parks and green spaces, proximity to schools and a variety of shopping and dining options. In conclusion, this home offers not only a comfortable and charming living space but also access to a vibrant and well-connected community. Whether you're a student, professional, or growing family, Banff Trail welcomes you to experience the best of Calgary living. Book



your private showing today!

Built in 1952

Essential Information

MLS® #	A2109075
Price	\$780,000
Sold Price	\$811,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2320 23 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3X9

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, On Street

Interior

Interior Features	Granite Counters, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Low Maintenance Landscape, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	February 26th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.