

\$775,000 - 3416 23 Street Nw, Calgary

MLS® #A2110103

\$775,000

4 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Discover your dream location in the premier community of Charleswood! This charming bungalow is nestled in a coveted street, boasting a spacious lot surrounded by striking redevelopment. With its well-maintained exterior and interior, this home offers tremendous opportunity. Step inside to find beautiful hardwood floors that usher you into a bright and open living room. The dining area, with its seamless flow into the kitchen, is perfect for gathering and entertaining. The kitchen itself is a chef's delight, featuring high-end cabinetry and sleek granite countertops. The main floor hosts a generous primary bedroom (WHICH CAN BE CONVERTED BACK TO 2 BEDROOMS), a cozy second bedroom, and a well-appointed 4-piece bathroom. The basement is a versatile space with a large recreational room, with added charm of a wood fireplace, two additional bedrooms, a 3-piece bathroom, and a spacious storage/laundry room. The backyard, perfect for relaxation and outdoor activities. The property also boasts a large double car garage with alley access, plus extra covered storage space on the side and back of the house. Not to be overlooked are the recent upgrades, including a newer electrical panel, hot water tank, and furnace. 8 HD SECURITY CAMARA SYSTEM INCLUDED. This home is more than a place to live; it's an opportunity to create lasting memories in a prime Charleswood location. Close to the university of Calgary, shopping, parks, LRT and



TRANSIT lines plus much more. Don't miss out on this incredible find!

Built in 1960

Essential Information

MLS® #	A2110103
Price	\$775,000
Sold Price	\$780,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3416 23 Street Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0T9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2024
Date Sold	February 27th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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