

\$699,900 - 2019 23 Street Sw, Calgary

MLS® #A2111310

\$699,900

3 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.15 Acres

Richmond, Calgary, Alberta

****OPEN HOUSE IS CANCELLED****Calling all investors, developers, and homeowners! This property in Richmond, Calgary, offers a unique opportunity with its generous lot size of 6,565 square feet and its location in a city known for ongoing urban revitalization. The property's corner location and size suggest potential for future development, subject to Calgary's zoning regulations and bylaws. This could include subdividing the lot for multiple dwellings or exploring infill development options. For homeowners, this renovated inner-city home is an ideal investment with its spacious corner lot and rare quadruple car garage. The modern kitchen features white cabinets, quartz countertops, and stainless steel appliances, including a gas range and oversized breakfast bar for entertaining. The open-concept layout and large windows create a bright and inviting atmosphere. The main floor offers two good-sized bedrooms and a renovated main bathroom, while the developed basement adds versatility with a media area or kid's playroom, an additional bedroom (non-compliant), bathroom, laundry, and storage room. The detached 4-car garage is fully equipped with insulation, drywall, loft storage, 220 V wiring, and roughed-in natural gas heating. Previous updates such as windows, siding, roof, front deck, railings, furnace, hot water tank, baseboards, carpet, and central air conditioning ensure comfort and efficiency. The property is located minutes from vibrant



Marda Loop and 17th Ave, with easy access to parks, schools, playgrounds, major roadways, and downtown, offering the ideal blend of urban convenience and suburban tranquility. Don't miss this opportunity"schedule your showing today to see the potential this property holds!

Built in 1949

Essential Information

MLS® #	A2111310
Price	\$699,900
Sold Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.15
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2019 23 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5H4

Amenities

Parking Spaces	6
Parking	Additional Parking, Garage Faces Side, Insulated, Oversized, Quad or More Detached, See Remarks, Tandem

Interior

Interior Features	Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 8th, 2024
Days on Market	1
Zoning	R-C1
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.