

\$799,900 - 613 23 Avenue Sw, Calgary

MLS® #A2111992

\$799,900

5 Bedroom, 5.00 Bathroom, 1,956 sqft
Residential on 0.07 Acres

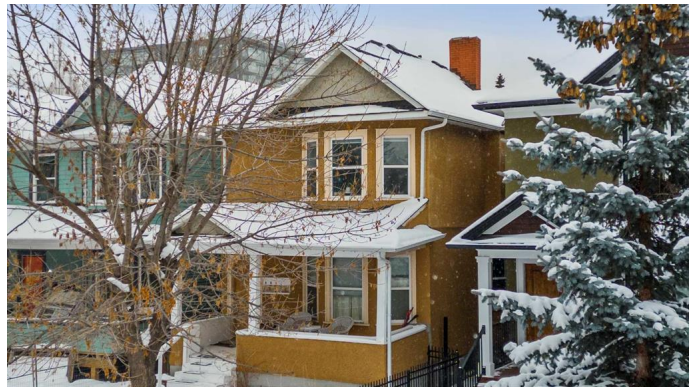
Cliff Bungalow, Calgary, Alberta

Nestled in the vibrant Cliff Bungalow neighborhood, this distinguished detached home presents a rare investment opportunity with its four above-grade legal suites, plus an additional developed, non-conforming basement suite. This property seamlessly combines early 20th-century charm with modern living, making it an enticing prospect for investors and homeowners alike.

Suite Highlights:

Main Floor: Unit 1 is 372 sqft front-facing bachelor suite with a 3pc bath. Unit 4 is a 462 sqft 1-bedroom suite, boasting in-suite laundry, a 4pc bath, and exclusive access to a spacious deck and private backyard—perfect for relaxation or entertainment. Second Floor: Unit 2 is another front-facing bachelor suite with 392 sqft of space and a 4pc bath. The rear-facing 1-bedroom suite, 450 sqft, features in-suite laundry and a 4pc bath, providing comfort and privacy. Private Entrances: Units are thoughtfully designed with secure entrances, enhancing tenant privacy. The 4th unit benefits from a unique side entrance and rear deck access, offering additional exclusivity. A developed, non-conforming bachelor suite in the basement provides additional flexibility, complete with in-suite laundry, 3 pc bath private entrance.

Built in 1911



Essential Information

MLS® #	A2111992
Price	\$799,900
Sold Price	\$810,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	1,956
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	613 23 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0J6

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Electric Stove, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Partial, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 25th, 2024
Days on Market	18
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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