

\$679,000 - 1613 23 Avenue Nw, Calgary

MLS® #A2143832

\$679,000

3 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.10 Acres

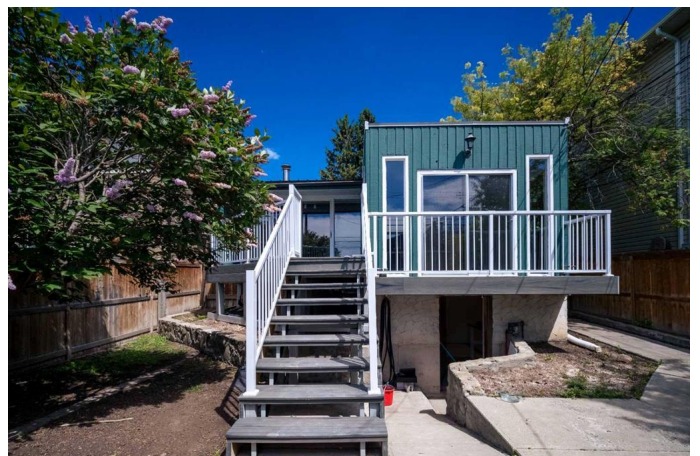
Capitol Hill, Calgary, Alberta

Welcome to Capitol Hill! This charming home is strategically located to the Foothills Hospital, just 5 minutes from downtown, two elementary schools, a junior high school, senior high school, SAIT, University of Calgary, a shopping mall, bus stops, and C-Train Station within walking distance. The house is has an open floor plan, chef's kitchen, wood burning fire place for those cold winter days, filled with character and flooded with natural light thanks to its many massive windows and vaulted ceilings. Meticulously maintained, it features numerous upgrades including new windows, furnace, deck with the shingles, fresh paint, appliances etc. The property includes a one-bedroom illegal basement suite, which would be a great mortgage helper. Natural gas amenities for stoves in both kitchens and a BBQ hookup. Additionally, there's a double detached garage, a bonus parking pad and a bonus shop beneath the family room. Don't miss out on this opportunity and call now to schedule your viewing.

Built in 1969

Essential Information

MLS® #	A2143832
Price	\$679,000
Sold Price	\$735,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,145
Acres	0.10
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1613 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1V4

Amenities

Parking Spaces	3
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Stall

Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Storage, Tile Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular Lot, Treed

Roof	Rolled/Hot Mop
Construction	Cedar, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 3rd, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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