

\$849,900 - 325 23 Avenue Sw, Calgary

MLS® #A2146407

\$849,900

3 Bedroom, 2.00 Bathroom, 1,767 sqft

Residential on 0.10 Acres

Mission, Calgary, Alberta

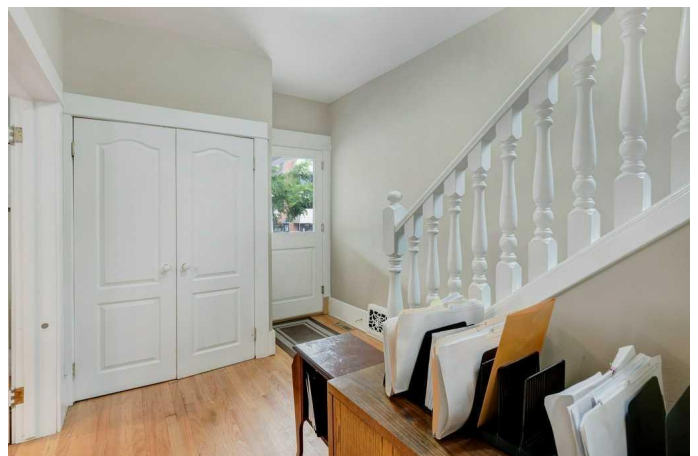
Opportunity knocks!!! Mission is the ultimate pedestrian orientated area, and one of the most desirable communities in the inner city, filled with unique boutiques, restaurants, cafes and pubs. This charming character home, has been used as office space for the last 25 years, by the same firm. Here is your chance to make it your office space, change it to suites, a secondary suite would be subject to approval and permitting by the city/municipality, or restore it to a single family home. Most of the office configuration is movable and has not disturbed the graceful bones of the house. Welcomed on a wide grand front porch you enter the main floor to large foyer area, to the right thru french doors is the living and dining room areas, there is a bright kitchen with eating area overlooking the rear yard and back deck. a cozy den with a corner fireplace, (not operational and as is) and a 3 piece bathroom to complete the main floor. Up the carpeted stairs are 4 rooms, that could be used as office space or living space, as well as a modern 4 piece bathroom and access to a deck. The lower level has been left as raw space and storage. The fully fenced and gated back yard can offer secure parking for 6 vehicles

Built in 1912

Essential Information

MLS® #

A2146407



Price	\$849,900
Sold Price	\$900,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,767
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	325 23 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0J3

Amenities

Parking Spaces	6
Parking	Off Street

Interior

Interior Features	French Door, Laminate Counters, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 19th, 2024
Days on Market	14
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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