

\$570,000 - 2906 23 Avenue Sw, Calgary

MLS® #A2164007

\$570,000

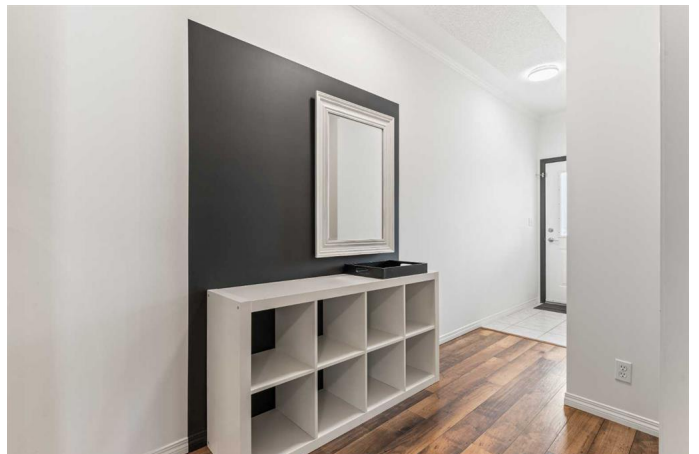
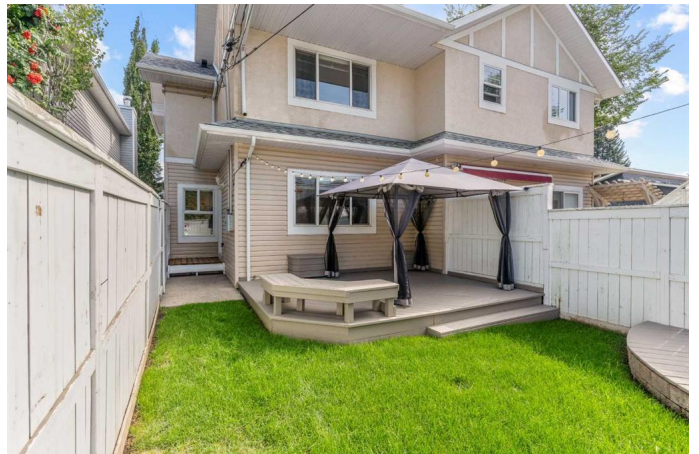
2 Bedroom, 4.00 Bathroom, 1,473 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

This beautiful 2-bedroom home has 2 full bathrooms, 2 half bathrooms and has been updated with modern touches that you will fall in love with. Step into the kitchen featuring sleek granite countertops, a stainless steel fridge, dishwasher, and stove - ideal for anyone who enjoys cooking and entertaining. The spacious living room centres around a stunning feature wall with creative shelving solutions to style to your heart's desire and a gas fireplace, creating a warm and cozy atmosphere. Brand new, fresh carpet in the basement ensure this home is both stylish and comfortable. Upstairs, the flex space, bathed in natural light from the skylight, offers the perfect spot for a home office or study area. Outside, enjoy your private backyard complete with a gazebo, grassy space, and deck - perfect for soaking up Calgary's sunny days.

This home is nestled in the heart of Calgary's Killarney/Glengarry neighbourhood. Just 15 minutes from the core, this community is a beautiful blend of classic charm and modern convenience, offering a warm lifestyle for families, professionals, and anyone looking to enjoy the best of city living. The Killarney-Glengarry Community Association hosts family-friendly events, while 17th Ave provides fun options for dining, shopping, and entertainment. Plus, with the Killarney Aquatic and Recreation Centre just minutes away, you'll have easy access to fitness and swimming. Surrounded by



neighbourhood parks (even an off leash dog park) there is ample opportunities for outdoor fun.

Built in 1999

Essential Information

MLS® #	A2164007
Price	\$570,000
Sold Price	\$565,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,473
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2906 23 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0J1

Amenities

Amenities	None
Parking Spaces	1
Parking	On Street, Quad or More Detached

Interior

Interior Features	Granite Counters, Pantry, Built-in Features, Skylight(s), Storage, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

	Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	November 18th, 2024
Days on Market	60
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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