

\$769,900 - 2451 23 Street Nw, Calgary

MLS® #A2166573

\$769,900

4 Bedroom, 2.00 Bathroom, 1,143 sqft
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Investor and builder alert** Do not miss this well-kept Bungalow situated on an RC-2 large-size lot offering 3+1 Beds & 2 Baths in the desirable Banff Trail community.

Unbeatable location! Right across from the University of Calgary, walking distance to C-train station and McMahon Stadium, minutes to SAIT, North Hill Mall, Foothills Hospital, Children's Hospital, the University District, and easy access to Downtown.

Newer furnace (2009), Newer roof (2005),
Newer windows (2005) and New paint.

The main level offers a bright and sunny Living room, a Dining room, and a functional Kitchen, as well as three generously sized Bedrooms and a full Bath, ensuring ample comfort and convenience for the entire family.

The spacious Basement is fully Finished with one Bedroom, one huge Family room, one full Bathroom, and plenty of storage space.

Whether you're looking for a rental property or redevelop your dream home on this prime lot, this is the one for you! Call your favorite agent for a showing before it's gone.

Built in 1952



Essential Information

MLS® #	A2166573
Price	\$769,900
Sold Price	\$745,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,143
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2451 23 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3Y3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 2nd, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

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.