

\$875,000 - 821 23 Avenue Nw, Calgary

MLS® #A2168763

\$875,000

2 Bedroom, 1.00 Bathroom, 857 sqft
Residential on 0.14 Acres

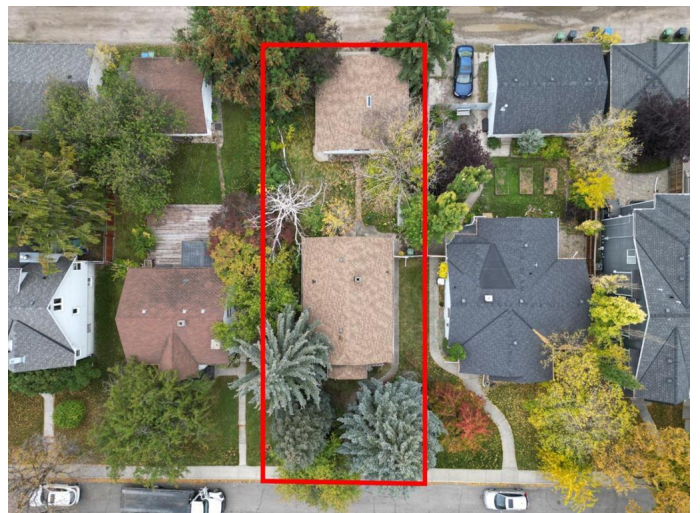
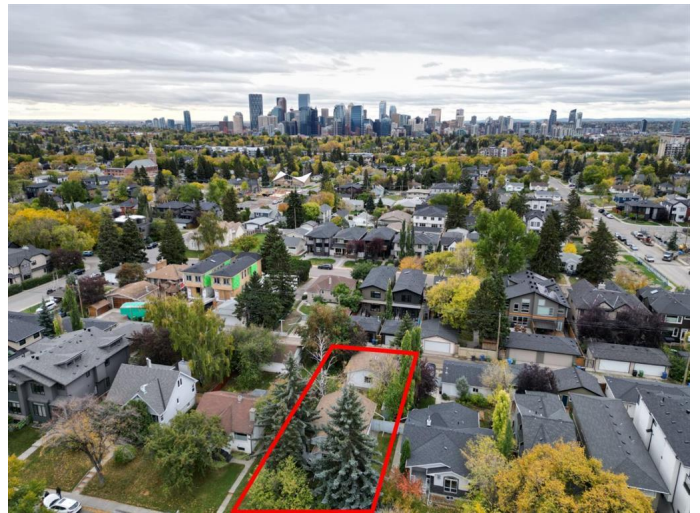
Mount Pleasant, Calgary, Alberta

This spacious 50' x 120' R-CG lot offers an exceptional opportunity for redevelopment in one of Calgary's most sought-after inner-city communities. Located just a few blocks from the stunning Confederation park on a well developed street, the potential of this site is endless. With zoning that allows for duplexes, semi-detached homes, or potentially other multi-family configurations, this lot is perfect for investors or builders looking to capitalize on the growing demand for modern infills in Mount Pleasant. The location provides quick access to downtown Calgary, schools, parks, and transit, making it an ideal spot for future homeowners or renters. Whether you're looking to build custom infills or hold the property as an investment, this is a rare chance to secure prime real estate in a vibrant neighbourhood.

Built in 1947

Essential Information

MLS® #	A2168763
Price	\$875,000
Sold Price	\$855,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	857
Acres	0.14



Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	821 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1T3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Storage
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 30th, 2024
Days on Market	27
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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