

\$899,999 - 427 23 Avenue Nw, Calgary

MLS® #A2176907

\$899,999

2 Bedroom, 2.00 Bathroom, 1,373 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Property is Conditionally Sold, will accept further showings and backup offers. Welcome to this charming and meticulously maintained bungalow in the desirable community of Mount Pleasant! This inviting home offers just under 1,400 sq ft of thoughtfully designed living space with a spacious open floor plan perfect for entertaining. Inside, you'll find two generous bedrooms, a full bath, and an additional half bath, making it ideal for small families or those seeking single-level living.

The home sits on a large 50x120 ft inner-city lot, complete with a private, fenced backyard that faces south and gets plenty of sunshine all year long and a substantial 28x28 ft heated detached garage with 10FT ceilings, perfect for additional storage or workshop space. Plus, the LEGAL basement suite with its own separate entrance adds excellent value with a current lease providing rental income of \$1,650/month plus 50% of utilities, making it an attractive option for savvy investors or homeowners looking to offset their mortgage. The property is unique as its one of the few residences with a private front driveway giving buyers the option to lease the oversized garage for additional cashflow. (Previously leased for \$500/month). The Main floor unit was previously rented for \$2100/month + 50% Utilities. Giving this property a total potential income of \$4250/month or \$51,000/year. The Roof Shingles were replaced in 2019.



Located just a 5-minute drive from downtown Calgary, Mount Pleasant offers an array of amenities, including schools, parks, playgrounds, and shopping, providing both convenience and a strong sense of community. Don't miss out on this incredible opportunity to own a piece of one of Calgary's most sought-after inner city neighborhoods! The current basement tenant has a fixed lease till March 2025.

Built in 1946

Essential Information

MLS® #	A2176907
Price	\$899,999
Sold Price	\$880,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,373
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	427 23 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1S5

Amenities

Parking Spaces	3
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Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, On Street, Oversized, Parking Pad, 220 Volt Wiring
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Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Freezer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2024
Date Sold	November 18th, 2024
Days on Market	16
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Comox Realty
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