



**609 23 Avenue SW  
Calgary, Alberta**

**MLS # A2228494**



**\$1,299,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangula		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

OPEN HOUSE CANCELLED \*Pending\* Do you love having coffee nestled in your cozy chair on the front porch with the smell of the lilac trees washing over you? Welcome home to 609 23 Ave SW in the heart of Cliff Bungalow. Steps to all the most trendy restaurants, coffee shops, Barry's, yoga and pilates studios, Shoppers, and Safeway. With the city's bike path system steps away you rarely ever have to drive! This masterpiece was brought down to the studs in 2014 and brought back to life keeping attention to every detail. Large windows all throughout the main floor allows the sun to shine on this entertainer's dream kitchen. There are three bedrooms up with the primary being an absolute relaxing oasis. The basement has a LEGAL ONE BEDROOM SUITE (brand new washer and dryer) that is excellent as a mortgage helper or a great place when guests come to town. A brand new HE furnace was installed in 2021 with hot water tank in 2017. This home is just waiting for you, come on, book your showing today!