



GRASSROOTS
REALTY GROUP

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609 23 Avenue SW
Calgary, Alberta

MLS # A2228494



\$1,399,000

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,753 sq.ft.	Age:	1910 (115 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: N/A

OPEN HOUSE SEPTEMBER 6TH 1-4PM!!!! 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!