



**8580 23 Avenue SE**  
**Calgary, Alberta**

**MLS # A2243743**



**\$1,275,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	S-FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** Water Softener - AS IS Condition, dog run fencing

Acreage living within the city! Welcome to this beautifully maintained 1452 sq ft bungalow situated on a peaceful 2-acre parcel located within Calgary city limits. Imagine living close proximity to East Hills Shopping Centre, having access to Walmart, Costco and many other retail stores. This rare find offers the perfect blend of country charm and urban convenience. The home features a functional and family-friendly layout with 5 bedrooms (3 up, 2 down), a spacious living room, a formal dining area, and a bright U-shaped eat-in kitchen. The partially developed basement features a large family/rec room, two additional bedrooms, and a roughed-in bathroom ready for your finishing touches. Step outside to enjoy the expansive yard from your oversized deck, and take full advantage of the oversized, insulated double garage with abundant paved parking for vehicles, RVs, and trailers. A dedicated RV dump station on the property adds even more practicality for those with recreational vehicles. Recent improvements include new siding, a well pump, pressure tank, septic tank (pumped in July 2025), hot water tank, furnace, sump pump, skylight, drainage system, new toilets, and the complete replacement of Poly-B plumbing. Thoughtfully maintained and updated, this home is move-in ready and ideal for anyone seeking space, privacy, and proximity. Don't miss your chance to own a slice of country-style living, now inside the city! Land Use is S-FUD plenty of Option here for future Urban development. This could be a Great investment property to buy and Hold