

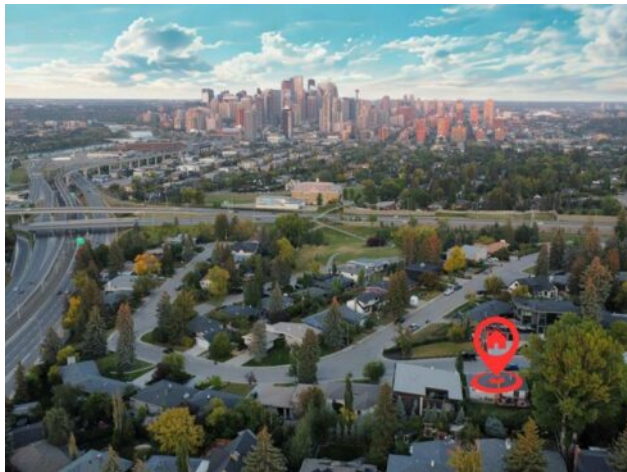


GRASSROOTS
REALTY GROUP

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1437 23 Street SW
Calgary, Alberta

MLS # A2258953



\$1,190,000

Division:	Scarboro/Sunalta West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Laminate Counters, Walk-In Closet(s), Wired for Data		

Inclusions: None

Make Your Mark in Upper Scarboro! Welcome to this charming mid-century bungalow, perfectly situated on a generous 60' x 110' lot with sweeping views of downtown Calgary. Renovated in 2000, this solid home offers timeless character with modern updates, featuring 2 spacious bedrooms on the main level both with ensuite bathrooms, the primary features a beautiful steam shower with multiple Grohe heads, and an additional bedroom in the fully developed basement. The beautiful maple kitchen has plenty of storage and countertops with downtown views from the kitchen and dining room windows. Set on an extremely quiet street, this property boasts a large, private backyard—an ideal retreat for relaxing or entertaining. The prime location makes it equally attractive as a redevelopment opportunity, a long-term investment property, or a comfortable home to move right in and enjoy. With its enviable setting just minutes to the core, you'll love the quick access to downtown, parks, schools, shopping, and the welcoming community feel that Upper Scarboro is known for. This is a rare chance to secure a view lot in one of Calgary's most sought-after inner-city neighbourhoods. Enjoy one of the best inner-city community associations and amenities including tennis, basketball and volleyball courts in the summer and skating and hockey rinks in the winter complete with a community fire pit and gathering hall. Are you a dog lover? There are 2 off leash dog parks within walking distance. Upgrades include: upgraded electric services and wiring to 100 Amp service and grounded plugs, Mid/High Efficient Gas with much new ductwork through home, wired for Cad 5 and Coax to all rooms, beautiful site sand and finished hardwood throughout main floor and newer roof shingles. Don't miss your chance to capitalize on this rare offering.

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