



1310 23 Avenue
Didsbury, Alberta

MLS # A2287320



\$378,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,144 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Interior Lot, Landscaped, Level | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers | | |

Inclusions: none

Welcome to easy, low-maintenance living in the welcoming community of Didsbury. This beautifully maintained 2-bedroom, 2-bathroom bungalow-style half duplex is located on a quiet, age-restricted 45+ street — perfect for those seeking comfort, convenience, and a relaxed lifestyle., close to parks, restaurants and the hospital. Step inside to discover a bright and open floor plan highlighted by warm hardwood floors and large windows that fill the home with natural light. The spacious living and dining areas flow seamlessly into a functional kitchen layout, creating an inviting space for everyday living and entertaining. The main level features a generous primary bedroom, a second bedroom ideal for guests or a home office, and a full bathroom. Downstairs, the fully finished basement offers additional living space — with a large perfect family room, HUGE bedroom, and lots of storage — along with a second full bathroom for added convenience. Additional highlights include: Attached garage for secure parking and extra storage Newer washer and dryer Private newer deck for summer barbecues and morning coffee Fenced (newer fence) yard space Updated (2022) shingles for peace of mind Enjoy the benefits of bungalow living with everything you need on one level, plus the bonus of a finished lower level for added flexibility. If you’re looking to downsize without compromise in a friendly 45+ community, this home offers the perfect balance of comfort, practicality, and small-town charm. Book your private showing today!