



**2122 23 Avenue
Didsbury, Alberta**

MLS # A2294866



\$308,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,222 sq.ft.	Age:	1908 (118 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to an opportunity that perfectly blends timeless character, smart value, and small-town lifestyle in the heart of Didsbury. This charming 1½ storey home, originally built in 1908, offers the warmth and personality that only a character property can provide—paired with the confidence of documented maintenance & upgrades. Ideal for first-time buyers or savvy investors, this is a property where you can step in with peace of mind and start building equity immediately. Inside, you’ll find a welcoming layout full of potential, while outside, the beautifully treed yard and established garden space create a private, relaxing setting—perfect for summer evenings, growing your own produce, or simply enjoying the outdoors. The property also features a detached garage on a concrete pad with power, adding functionality and convenience for parking, storage, or a workshop setup. Located in the thriving and friendly community of Didsbury, you’ll enjoy the best of small-town living with easy access to amenities, schools, and a strong sense of community—all within commuting distance to larger centres. Whether you’re entering the market or adding to your portfolio, this is an exceptional opportunity to own a piece of history with real upside—at a price point that makes sense.