



1613 23 Avenue NW
Calgary, Alberta

MLS # A2143832



\$679,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,145 sq.ft.	Age:	1969 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Do		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Storage, Tile Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Welcome to Capitol Hill! This charming home is strategically located to the Foothills Hospital, just 5 minutes from downtown, two elementary schools, a junior high school, senior high school, SAIT, University of Calgary, a shopping mall, bus stops, and C-Train Station within walking distance. The house is has an open floor plan, chef's kitchen, wood burning fire place for those cold winter days, filled with character and flooded with natural light thanks to its many massive windows and vaulted ceilings. Meticulously maintained, it features numerous upgrades including new windows, furnace, deck with the shingles, fresh paint, appliances etc. The property includes a one-bedroom illegal basement suite, which would be a great mortgage helper. Natural gas amenities for stoves in both kitchens and a BBQ hookup. Additionally, there's a double detached garage, a bonus parking pad and a bonus shop beneath the family room. Don't miss out on this opportunity and call now to schedule your viewing.