



2036 23 Avenue SW  
Calgary, Alberta

MLS # A2144657



**\$875,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1951 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

**\*Investor Alert!\*** This property boasts an impressive 52-foot frontage (52.49 x 110 foot lot) on a quiet street in the vibrant inner-city community of Richmond, also known as Knob Hill. The neighborhood offers convenient access to schools, ample public transportation, and is less than a 10-minute drive from the city center. The bungalow can be enjoyed as is or developed further. It includes a basement with a kitchen, laundry area, two additional bedrooms, a spacious family room with a free-standing fireplace, and a detached double-car garage measuring 23 by 21 feet. Schedule your showing today—this one won't last!