



**206 23 Avenue NE**  
**Calgary, Alberta**

**MLS # A2145655**



**\$819,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1949 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

**\*\*ATTENTION DEVELOPERS AND INVESTORS!** This property presents a prime redevelopment opportunity on a highly desirable street in Banff Trail. The lot measures 50' x 119', is currently zoned R-C2, offering great potential for developers and investors. The new city blanket rezoning offers the potential for even more development opportunities. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. The main floor includes a classic bungalow layout with large living and dining rooms and features original hardwood floors. The kitchen, complemented by an eating nook, has been updated and is highlighted with plenty of cabinet space, newer appliances. The main level is complete with two well sized bedrooms plus a 4-pc bathroom. The basement level presents an illegal suite providing extra living space or income potential. It is complete with a separate entry way, one bedrooms, three-piece bathroom and kitchen. Laminate flooring creates additional warmth and the large windows offer ample natural light. Additional features Single detached garage, deck, updated roof (house/garage). Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Contact your favourite Realtor to schedule a viewing!