



GRASSROOTS
REALTY GROUP

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913 23 Avenue NW
Calgary, Alberta

MLS # A2212023



\$600,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	674 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Faces Rear, On Street, See Remarks, Single Garage D		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Block
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: All window coverings

****Prime Location in Mount Pleasant – Endless Possibilities!**** Welcome to 913 23 Avenue NW, situated in the highly desirable Mount Pleasant community. This 2-bedroom, 2-full-bathroom bungalow sits on a 37.5 ft x 119.95 ft lot, offering numerous options. You can invest in your real estate by renovating and renting, or if you're aspiring for something new, tear down the existing home and build your dream home tailored to your lifestyle. Mount Pleasant is known for its vibrant community spirit and family-friendly atmosphere. Enjoy a wealth of nearby amenities, including beautiful parks, like confederation park 2 blocks away, playgrounds, walking trails, an outdoor pool close by, perfect for outdoor enthusiasts and families alike. The community boasts an array of trendy coffee shops, boutique stores, and delicious restaurants, all within walking distance. Education is a priority here, with reputable schools just a short stroll away, making it an ideal locale for families. The community hosts regular events that encourage a sense of belonging and collaboration among residents. With quick access to downtown Calgary and major transit routes, commuting is a breeze. Mount Pleasant truly offers the best of both worlds: a tranquil suburban lifestyle close to the vibrant urban heart of the city. Experience the charm and convenience of living in this remarkable community while seizing the potential of this property. Your next chapter awaits!