



\$ 719,000.00

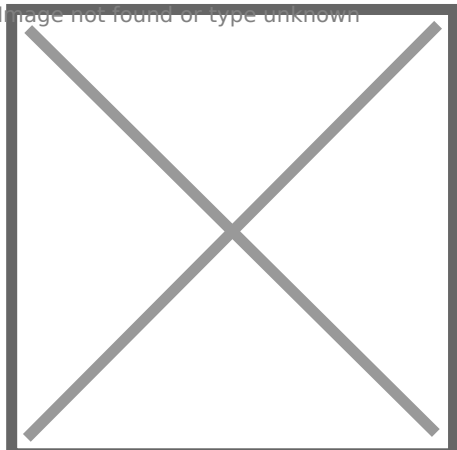
1527 23 STREET NW CALGARY

<https://paulbrinton.com>

What an incredible investment opportunity to own an updated 4 level split with walk out basement. The current tenants are willing to stay and pay \$2300/month plus utilities and renter's insurance. The main floor features open concept with hardwood floors and huge windows with lots of natural light. There is...

- 6 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 4 Level Split

MLS ® #: A1133916

Type: Detached

Bedrooms: 6

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-09-11 21:49:35

Bathrooms: 3

Bedrooms Above Grade: 2

Date added: 08/10/21

Lot size: 5888 sq ft

Year built: 1961

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Water Source: Public

Utilities: See Remarks

Exterior Features: Private Entrance,Private Yard

Electric: 100 Amp Service

Cooling: None

Lot Features: Back Lane,Back Yard,Lawn,Square Shaped Lot,Many Trees,Private

Heating Type: Forced Air,Natural Gas

Total Parking: 4

Flooring: Carpet,Ceramic Tile,Hardwood

Fireplace Features: Wood Burning

Community Features: Schools Nearby,Playground,Shopping Nearby

Fencing: Fenced

District: CAL Zone CC

Interior Features: Granite Counters,Kitchen Island,Open Floorplan

Roof Type: Asphalt Shingle

Sewer Septic: Public Sewer



PROPERTY INFORMATION

Basement: Finished, Walk-Out	Levels: 4 Level Split
Laundry features: Laundry Room	Zoning: R-C1
Transaction Type: For Sale	List Price Square Foot: \$ 541.57
Title Land: Fee Simple	Photo Count: 37
Rooms Above Grade: 5	Unit Exposure: E
Construction Materials: Mixed,Stucco,Vinyl Siding,Wood Frame	Suite: Suite - Illegal
Foundation: Poured Concrete	Frontage Metres: 16.15M 53`0"
Appliances: Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings	Living Area SF: 1327.62
Subdivision Name: Hounsfield Heights/Briar Hill	Structure Type: House
Lot Size Acres: 0.14	Restrictions: None Known

