



\$ 659,999.00

1721 23 AVENUE NW CALGARY

<https://paulbrinton.com>

Prime Location!! Investors Alert!!! First Time Home Buyers Can Live up and rent down. Well maintained Bangalow with LEGAL BASEMENT SUITE. Main floor has 3 good size bedrooms with 4pc bathroom, Gleaming Laminate Floors and an open concept living/dining/kitchen area. . The basement is an exceptional fully finished and legal...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1156622

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-15 18:01:07

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 10/24/21

Lot size: 5393 sq ft

Year built: 1965

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Wood Burning

Exterior Features: None

District: CAL Zone CC

Inclusions: N/A

Lot Features: Back Lane, Back Yard

Heating Type: Forced Air

Total Parking: 2

Flooring: Laminate, Tile

Community Features: Park, Schools
Nearby, Playground, Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Open Floorplan, Separate
Entrance

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Laundry features: Common Area

Levels: One

Zoning: R-C2



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Suite: Suite - Legal

Frontage Metres: 13.71M 45`0"

Living Area SF: 1042.00

Structure Type: House

Restrictions: None Known

List Price Square Foot: \$ 633.40

Photo Count: 32

Construction Materials: Vinyl Siding,Wood
Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric
Stove,Refrigerator,Washer

Subdivision Name: Capitol Hill

Lot Size Acres: 0.12

